
RECOMMENDATION LDD MONITORING FORM REQUIRED

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 J. O'Reilly	Reg. Number	11-AP-3030
Application Type	Full Planning Permission	Case Number	TP/2510-8A
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of additional floor to the 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.

At: 8A AND B COLDHARBOUR LANE, LONDON, SE5 9PR

**In accordance with application received on 14/09/2011
and revisions/amendments received on 31/10/2011**

16/11/2011

19/01/2012

and Applicant's Drawing Nos. Site plan, CHL11-EX00, CHL11-EX01 B, CHL11-EX02 B, CHL11-IMG, Title deed CHL11-PL01 D, CHL11-D01, CHL11-PL02 B, CHL11-PL03 C, CHL11-PL100 D, CHL11-PL04 E, CHL11-ELO1 B1 7/12/11, CHL11-ELO3 C, CHL11-ELO2 B
Un-numbered sheet - accommodation schedule
Design and Access Statement, Daylight and Sunlight Report

Reasons for granting planning permission.

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

a] Saved Policies of The Southwark Plan 2007:

Policy 1.4 (Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations) ensures that a range of uses are encouraged and the retention of employment uses.

Policy 1.7 (Development within Town and Local Centres) ensures that development within the town and local centres does not harm its vitality or viability and that A Class use space is protected.

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 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.16 (Conservation Areas) requires development within conservation areas to preserve or enhance the character or appearance of the area.

Policy 3.28 (Biodiversity) requires biodiversity to be taken into account in the determination of planning applications and

the inclusion in developments of features which enhance biodiversity will be encouraged.

Policy 4.2 (Quality of Residential Development) aims to achieve good quality housing to provide for the accommodation needs of the borough.

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) seeks to ensure that car parking is minimised, but also to control overspill parking in order to prevent loss of amenity.

b] The Core Strategy 2011

SP 1 (Sustainable Development) ensures more intense development for a mix of uses in the growth areas and making sure development makes the most of a site's potential and protects open space.

SP 2 (Sustainable Transport) aims to encourage walking, cycling and the use of public transport rather than travel by car.

SP 5 (Providing New Homes) aims to meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments.

SP 10 (Jobs and Businesses) seeks to increase the number of job in Southwark and create an environment in which business can thrive

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

SP 12 (Design and Conservation) ensures design of development is of the highest possible standards.

SP 13 (High Environmental Standards) requires development to meet the highest possible environmental standards.

c] London Plan (2011)

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 5.3 Sustainable design and construction, Policy 5.12 Flood risk management, 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 and Policy 7.15 Reducing noise and enhancing soundscapes.

d] Planning Policy Statements [PPS] PPS 1 'Delivering Sustainable Development', PPS 3 'Housing', PPS 5 'Planning and the Historic Environment'

Particular regard was had to the impact of the development on the character and appearance of the Camberwell Green Conservation Area that would result from the proposed development, but it was considered that this would preserve the character of the area. I Regard was also had to impacts on the amenity of adjoining and nearby occupiers and the development potential of adjoining sites, and it was considered that there would be no undue harm arising. There was not considered to be harm arising by reason of transport impacts, and it was considered that the scheme would provide for a good quality of residential accommodation. 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:
CHL11-PL01 D, CHL11-D01, CHL11-PL02 B, CHL11-PL03 C, CHL11-PL100 D, CHL11-PL04 E, CHL11-ELO1 B1 7/12/11, CHL11-ELO3 C, CHL11-ELO2 B

Reason:

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

- 3 The facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building and the conservation area in accordance with Saved Policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.16 'Conservation areas' of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of The Core Strategy 2011.

- 4 Before the first occupation of the flats and ground floor commercial unit hereby permitted, the refuse storage arrangements shown on the approved drawing/s referenced CHL11-PL01 rev D shall be provided and made available for use by the occupiers of the premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby 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 Policy 3.7 Waste Reduction of The Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 5 Before the first occupation of the flats hereby approved, the cycle storage facilities for 5 bicycles as shown on drawing CHL11-PL01 rev D shall be provided and thereafter such facilities 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

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport 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 Prior to works commencing on site, including any demolition, details of the means by which any existing trees (including the street tree located on Valmar Rd) 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 may be stacked or stored, no cement mixers or generators may be used, no contractor access whatsoever is permitted without the explicit 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 in diameter must be retained and worked around.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the

Reason

To ensure the protection of the existing trees in accordance with Strategic Policy 11 – Open spaces and wildlife of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.28 Biodiversity of The Southwark Plan 2007.

- 7 Before any work hereby authorised begins, details of how the residential rooms within the development sharing a party element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that NR20 is not exceeded due to noise from the commercial premises, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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).