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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>	Packamist Ltd	<b>Reg. Number</b>	11-AP-1139
<b>Application Type</b>	S.73 Vary/remove conds/minor alterations	<b>Case</b>	TP/2247-46
<b>Recommendation</b>	Grant subject to Legal Agreement	<b>Number</b>	

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### Draft of Decision Notice

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#### Planning Permission was **GRANTED** for the following development:

Variation of condition 10 (approved plans) which was added by non-material amendment reference: 11-AP-0551) of permission reference 06-AP-0796 dated 8th February 2010 for 'Change of use of the ground floor from vacant commercial units into 15 self-contained flats; provision of 6 additional car parking spaces (to create 24 spaces in total)' to allow the following minor material amendments:

Removal of a private 1-bedroom flat (reducing the total number of flats on the site to 14);  
Retention of existing water tank;  
Retention of existing substations;  
Relocation of refuse store;  
Relocation of cycle parking;  
Provision of one additional parking space (to provide 19 in total)  
New door to rear of building serving flat 4;  
Provision of solar panels to roof.  
;

**At:** GROUND FLOOR, SOUTH CITY COURT, 52 PECKHAM GROVE, LONDON, SE15 6AL

**In accordance with application received on 06/04/2011**

**and Applicant's Drawing Nos.** Site plan (site-01A), 492-100 Rev E (ground floor plan as previously approved), 492-401A, 492-801, 492-900 D, 492-902A, 492-905, 05009-D-021A, PV-001, 20% target briefing note.

Reasons for granting permission.

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

#### Core Strategy (2011)

Strategic Policy 1 – Sustainable development: requires new developments to help meet the needs of a growing population in a way that respects the planet's resources and protects the environment.

Strategic Policy 2 – Sustainable transport: requires new developments to help create safe attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 5 – Providing new homes: requires that the housing needs of people who want to live in Southwark are met by providing as much housing as possible, whilst ensuring that land remains for other types of development.

Strategic Policy 6 – Homes for people on different incomes: requires that developments provide as much affordable housing as is reasonably possible, whilst also meeting the needs for other types of developments and encouraging mixed communities.

Strategic Policy 7 – Family homes: encourages the provision of units with 3 or more bedrooms for people of all different incomes, and that developments provide enough space for the needs of occupants.

Strategic Policy 12 – Design and conservation: Requires development to achieve the highest standard of design for buildings and public spaces, and to help create attractive and distinctive spaces.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

Strategic Policy 14 Implementation and Delivery which ensure that the strategic vision and objectives for Southwark are implemented to ensure that the borough continues to be successful and vibrant.

#### Southwark Plan (2007) saved policies

2.5 (Planning Obligations) seeks to ensure that any adverse effect arising from a development is taken into account and mitigated, and contributions towards infrastructure and the environment to support the development are secured, where relevant, in accordance with Circular 05/2005 and other relevant guidance.

- 3.2 Protection of Amenity (advises that permission would not be granted where it would cause a loss of amenity);
- 3.7 Waste Reduction (advises that developments should make adequate provision for the storage and collection of waste and recyclables);
- 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 increases in flooding and water pollution.
- 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, avoid compromising development potential, providing adequate access, circulation and servicing, and matching development to the availability of infrastructure);
- 3.12 Quality in Design (requires new development to achieve a high standard of architectural design);
- 3.13 Urban Design (advises that principle of good urban design should be taken into account in all new developments);
- 3.14 Designing Out Crime (requires developments to incorporate design measures that discourage crime)
- 4.2 Quality of Residential Accommodation (states that planning permission will be granted for new residential developments provided that they achieve good quality living conditions, high standards of accessibility, including seeking to ensure that new housing is built to Lifetime Homes standard, privacy and outlook, natural sunlight and daylight, space, including green space, safety, and protection from pollution);
- 4.3 Mix of Dwellings (which states that all major residential new build and conversion schemes should provide a mix of dwelling sizes to cater for the range of housing needs in the borough);
- 4.4 Affordable Housing Provision (which establishes affordable housing targets for the borough);
- 5.1 Locating Developments (which states that the location of developments throughout the borough must be appropriate to the size and trip generating characteristics of the development)
- 5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;
- 5.3 Walking and Cycling (seeks to ensure that there is adequate provision for cyclists in and around the site);
- 5.6 Car Parking (states that all developments requiring car parking should minimise the number of spaces provided).
- 5.7 Car Parking standards for the disabled and mobility impaired, which advises that developments must provide adequate parking for disabled people.

#### London Plan (2011)

Policy 3.3 Increasing housing supply, Policy 3.5 Quality and design of housing developments, Policy 3.8 Housing choice, Policy 3.9 Mixed and balanced communities, Policy 3.10 Definition of affordable housing, Policy 3.11 Affordable housing targets, Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes, Policy 3.13 Affordable housing thresholds, Policy 5.3 Sustainable design and construction, Policy 5.7 Renewable energy, Policy 6.9 Cycling, Policy 6.10 Walking, Policy 6.13 Parking, Policy 7.3 Designing out crime, Policy 7.4 Local character, Policy 7.5 Public realm and Policy 7.6 Architecture, 8.2 Planning obligations

#### Planning policy guidance notes and statements

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS5 Planning for the historic environment

PPG 13 Transport

PPG24 Planning and Noise

PPG 25 Development and Flood Risk

Particular regard was had to the quality of the residential accommodation and the dwelling mix, where it was considered that the scheme would be acceptable. Consideration was also given to the shortfall in terms of the reduction in carbon dioxide emissions, but given that the proposal is for the conversion of an existing building on balance, this was also found to be acceptable. The proposal would create 14 dwellings within the currently vacant ground floor of the building and these would add to the housing stock in the borough. The traffic and amenity impacts were found to be acceptable, and the provision of landscaping would improve the visual amenities of the streetscene. 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 the original permission LBS Reg 06AP0796 dated 8/2/2010 (ie the development shall be begun before 8/2/2013).

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:

492-401A, 492-801, 492-900 D, 492-902A, 492-905, 05009-D-021A, PV-001

Reason:

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

- 3 The cycle storage facilities as shown on the approved plans shall be provided before the flats hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose.

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).

- 4 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

In order that the Council may be satisfied 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 policy 3.7 'Waste reduction' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 5 The parking spaces shown on the approved plans shall be completed prior to the occupation of the flats and shall be retained as such thereafter for use by occupiers of the flats.

Reason

To ensure the availability of adequate parking facilities for the development, in accordance with saved policy 5.6 'Parking standards' of the Southwark Plan (2007).

- 6 Unless otherwise specified on the approved drawings, 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 in accordance with saved policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007) and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 7 The solar panels hereby permitted shall be installed and fully operational prior to the occupation of the flats, and shall be retained as such thereafter.

Reason

In the interests of sustainable development, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 8 Detailed drawings of a landscaping scheme including provision for the planting of 10 trees at the front of the site together with shrubs, and showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works. Any tree or shrub required to be retained or to be planted as part of the approved landscaping scheme that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

Reason

In the interests of the visual amenity of the streetscene and the setting of the building, in accordance with saved policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 9 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the measured L<sub>A90</sub> level at the nearest noise sensitive premises.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and PPG24- Planning and Noise.

- 10 Before the development hereby permitted is occupied, arrangements shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the area at any time.

Reason

In order to ensure that there would be no overspill parking from the development, in accordance with saved policy 5.6 'Car parking' of the Southwark Plan (2007) and strategic policy 2 'Sustainable transport' of the Core Strategy (2011).