

Item No. 6.1	Classification: OPEN	Date: 15 March 2012	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Application 11-AP-3603 for: Full Planning Permission Address: UNIT 2, VALMAR TRADING ESTATE, VALMAR ROAD, LONDON, SE5 9NW Proposal: Change of use from B1(c) (Light Industrial) to a micro brewery (use class B2 General Industrial), erection of two additional floors to building, 2-storey rear extension, extension at basement level to front of building and refurbishment / remodelling of facades.		
Ward(s) or groups affected:	Camberwell Green		
From:	Head of Development Management		
Application Start Date 18 November 2011		Application Expiry Date 13 January 2012	

RECOMMENDATION

- 1 Grant planning permission.

BACKGROUND INFORMATION

Site location and description

- 2 The application relates to a two-storey building plus basement located in Valmar Trading Estate, which is to the north-east of Valmar Road, between Valmar Road and Denmark Hill. Pedestrian and vehicular access is via a gated entrance from Valmar Road. Unit 2 is constructed of red / brown brick, with a corrugated metal roof. The basement is currently used for archive storage for Hepburns Solicitors and storage for TBAC, the ground floor is used by a company called Antic for storage and workshop facilities, and on the first floor there are three artists studios, a design studio for Antic Design and offices for BW foods.
- 3 To the north of the site there are flats forming part of the Samuel Lewis Trust estate, the rear of properties on Denmark Hill and other units within the estate are to the south and east, and the rear of residential properties on Valmar Road are to the south-west.
- 4 The site forms part of the Urban Density Zone, an archaeological priority area, an air quality management area and the Camberwell Action Area. The rear of properties on Denmark Hill which adjoin the trading estate form part of the Camberwell Green Conservation Area.

Details of proposal

- 5 The proposal is for change of use from B1(c) (Light Industrial) to B2 (General Industrial), erection of two additional floors to the existing building, and a two-storey rear extension, extension at basement level to front of building and refurbishment / remodelling of facades. The scheme would extend and modify the building to create 454sqm of additional office floorspace (Use Class B1a) to be used by Antic (a pub company) to occupy as their new head quarters and for use as a micro brewery. The micro brewery would occupy the basement and ground floors of the building. The upper floors would be for B1 office/light industrial use as per the previously consented scheme.
- 6 In detail, the following external alterations are proposed.

Erection of an two additional floors to building:

The extension would increase the height of the building by 2.5m at its south-western end (closest to Valmar Road) and 6.5m at its north-eastern end closest to unit 1 which is occupied by a number of different businesses. The new second floor level would be clad with brick and the new top floor would be constructed of metal.

Erection of a 2-storey rear extension:

This would be in the western corner of the building, infilling a gap between units 2 and 3 and would measure 7.6m wide, a maximum of 3m deep and would provide additional office space on the ground floor with a terrace above.

Extension at basement level to the front of building:

This would be in the form of a lightwell which would project 2m beyond the front building line to allow more light into the existing basement accommodation. It would be enclosed by a balustrade.

Refurbishment / remodelling of facades:

The existing brick to the building would be retained; new windows would be provided together with enlarged render banding; there would be a new access ramp to the front and an existing canopy would be removed.

Supporting documentation

- 7 The applicant submitted an Impact Assessment including details in relation to waste, traffic impacts, noise and odour. A Waste Management plan was also submitted. The Impact Assessment indicates the following:
- Brew activities will take place during normal working hours, i.e. Monday to Friday 9am - 5pm
 - Vehicle movements associated with the brew functions would be around 25 per month at full production, which based on 48 week operation per year would mean 6.2 deliveries per week or approximately one per day
 - The original application in 2011 was approved on the basis of projection of around 10 deliveries a day to the building as a whole; the one delivery per day for the brew operation is included in this amount
 - the windows to the west elevation at ground floor would be omitted from this scheme, being those closest to the nearest residential properties which are 19m away
 - the area where most cask movement would occur would be in the 'cold room' located in the east flank of the building, furthest away from neighbouring residents. The applicant has indicated in their noise assessment that there is provision for a double layer of insulation to increase sound insulation.
 - deliveries involving cask movement are included within the projected 10 per day and would be twice a week
 - Parts 7 and 8 of the impact assessment deal with odour assessment and mitigation and outline details of a built in condenser unit that would be installed to prevent

noticeable odour from being released from the building

- 8 The Waste Management plan states that waste products are not hazardous, and sets out measures for their removal and end use. For example some of the waste products such as spent hops and brewers grains are removed via a registered company for animal feed. An amended plan 220-ga-00 d - revised basement plan - was received, which indicated that the bin store would be enclosed (as in internal) and the spent hops would be in enclosed euro bins.

Differences between this application and the previous 2011 application

- 9 This application follows the grant of planning permission for a similar scheme in 2011. That scheme related to the same extensions and alterations as are proposed now, but involves a partial change of use as well, from use class B1 (light industrial/office) to use class B2 (general industrial). The applicant has explained that their intention had always been to operate a micro brewery, but they had not been aware until just before the previous application was due to be determined that the proposed micro brewery use fell within Use Class B2 general industrial. They had shown that part of the site which was to be for the micro brewery as being 'use class B1(c), however a micro brewery falls to be considered as use class B2 general industrial, necessitating a change of use application.
- 10 As the application was due to be determined, the applicant proceeded with the previous application (but with no change of use). The grant of the previous permission for extensions./alterations (but not including change of use) has therefore established that the principle of the extensions is acceptable.
- 11 Whilst the application for extensions and alterations was granted, the extensions and alterations have not yet been carried out, so a planning application is therefore required for the scheme in its entirety (i.e. for the extensions/alterations and the change of use).
- 12 There is a change to the external appearance of the building from what was consented previously, which is the infill of our windows in the ground floor west elevation facing the closest residential properties, which is now proposed. The reason for the windows to be now in-filled is to improve the sound insulation of the building.
- 13 There would be an extract riser outlet rising 1m above roof level, as had been approved under the previous application. No additional flues are proposed as part of this application.

Planning history

- 14 Planning permission LBS Reg 11AP0616 granted 21/7/2011 for Change of use from B1(c) (Light Industrial) to B2 (General Industrial), erection of two additional floors to building, 2-storey rear extension, extension at basement level to front of building and refurbishment / remodelling of facades.
- 15 TP/2058-A - Erection of five warehouse units with ancillary offices and a detached house on the site of Alliance and Nelson Works. Planning permission was granted in June during the 1970s (exact date illegible on decision notice). This is the planning permission for units 2-7 on the estate but unit 2 appears to pre-date this. From its appearance unit 2 looks as if it dates from the 1950s and is understood to have always been in office use.
- 16 TP/2058-A/SDW - Change of use from warehousing to general industrial (manufacturing of catering equipment). Planning permission was GRANTED in 1983.

This was a personal permission and the use was to revert back to warehousing upon cessation of the use.

Planning history of adjoining sites

- 17 Unit 1 (now occupied by Jahnesis Parts Finder Service Club, The Black Ant Company and TBAC Investments Ltd).
Use as antiques and auction room. Planning permission was GRANTED in January 1979 (ref: SL/362/N).

SL7362/R - Construction of entrance porch at front of building and link walkway at rear. Planning permission was GRANTED in July 1997.
- 18 Unit 1a (occupation unknown)
09-AP-1849 - Erection of additional floor and external alterations including balconies to west, north and south facing elevations, in connection with change of use from antique warehouse (use class Be) to artist studios (use class B1), providing 10 No. artist studios (5 no. on each floor), and associated cycle parking and refuse storage. Planning permission was GRANTED in February 2010.
- Unit 3 (now occupied by Mitie Transport Services Ltd).
19 No planning history.
- Unit 4 (now occupied by AD Events International Ltd).
20 757-87 - Use for industrial purposes within class B1 Planning permission was GRANTED in June 1987.
- Unit 5 (now occupied by Pub Paraphernalia).
21 TP-2058-A - Change of use from warehouse to light industrial use, namely the manufacture of theatre scenery. Planning permission was GRANTED in January 1977.
- Unit 6 (now occupied by Kings Healthcare NHS Trust Finance Department).
22 949-88 - Change of use from B1 to B2 use for the manufacture of security grills. Planning permission was GRANTED in July 1988.
- Unit 7 (now occupied by Burton Saw International Ltd).
23 TP/2058-A/FB - Change of use from warehouse to light industrial use, namely the repair and servicing of television sets. Planning permission was GRANTED in April 1978.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 24 The main issues to be considered in respect of this application are:
- a) land use principles;
 - b) amenity;
 - c) transport impacts, and
 - d) design and impact on the setting of the Camberwell Green Conservation Area

Planning policy

Core Strategy 2011

- 25 Strategic policy 1 - Sustainable development
- Strategic policy 2 - Sustainable transport
- Strategic policy 10 - Jobs and businesses
- Strategic policy 12 - Design and conservation
- Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

- 26 1.4 - Employment sites outside the preferred office locations and preferred industrial locations;
- 3.2 - Protection of amenity
- 3.6 - Air quality
- 3.7 - Waste reduction
- 3.12 - Quality in design
- 3.13 - Urban design
- 3.14 - Designing out crime
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- 5.2 - Transport impacts
- 5.3 - Walking and cycling
- 5.6 - Car parking

Camberwell Green Conservation Area Appraisal

London Plan 2011

- 27 3B.2 - Office supply and demand
- 4B.1 - Design principles for a compact city

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

- 28 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.
- 29 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

- 30 Saved policy 1.4 of the Southwark Plan seeks to retain employment sites outside preferred office and preferred industrial locations. The policy does not distinguish between general and light industrial uses. The proposal is to provide additional floor space within use class B1, light industrial, (as existing), and for use of the basement and ground floor for general industrial use as a micro brewery within use class B2, within an established trading estate. This raises no conflict with saved policy 1.4. Employment sites outside the preferred office locations and preferred industrial locations. Objectors have raised concerns that the principle of general industrial use

on a small trading estate close to residential properties should not be accepted. Their concerns relate in the main part to impacts on amenity and from transport impacts, which are assessed below. The principle however is considered to be acceptable.

- 31 Strategic policy 10 (2) of the core strategy 2011 is also relevant, which states that the Council will protect existing business floorspace in the central activities zone, town and local centres, strategic cultural areas, action area cores, Camberwell Action area (of which the site forms a part), and on classified roads. The proposal would comply with the provisions of policy 10 therefore there are no objections to the principle of the proposed development in land use terms in this location.

Environmental impact assessment

- 32 A Screening Opinion was not requested prior to the submission of the application as the scheme is not Schedule 1 development. It does fall within Schedule 2, being an urban development project. Having reference to the Column 2 criteria, the site area identified by the red line boundary does not exceed the initial threshold of 0.5ha. Although it appears that the Valmar Trading Estate as a whole exceeds 0.5ha, it has been determined that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site is a Brownfield site in an inner London location, and is located outside of a sensitive area as per Regulation 2(1) and the development is unlikely to generate any significant environmental effects. Therefore an Environmental Impact Assessment is not required.

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

- 33 The scheme raises two main issues in relation to amenity. Firstly, impacts as a result of the extensions and alterations that are proposed. Secondly, impacts from the proposed change of use to use class B2 general industrial which need to be considered.
- 34 The first matter was considered in relation to the previous application, 11AP0616 granted 21/7/2011, where it was concluded that the scheme would not harm the amenities of adjoining occupiers by reason of the proposed external works or impacts of the additional floor area for light industrial use. There is no change arising from this application or material change in planning policy or circumstances which would lead officers to a different conclusion on these matters now. For completeness, the assessment of the impact of the proposed extensions and alterations is repeated below.
- 35 In relation to the second matter, change of use to a micro brewery (use class B2 general industrial) did not form part of the previous proposal, so the impacts will need to be considered in full now.

Impacts of the extensions/alterations

- 36 in relation to Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers.
- 37 The proposal is to create additional floorspace within use class B1 class, light industrial/offices. B1 light industrial/offices uses generally sit comfortably alongside residential uses. As such there are no concerns regarding the proposed expansion of the B1 use on this site use in terms of its amenity impact as a result of the use itself, subject to conditions as set out in the recommendation. In addition, the proposed micro brewery results in a change of use to general industrial, being use class B2.

The amenity impacts of the proposed B2 use for a micro brewery are assessed below.

- 38 Concerns have been raised that the proposed extensions would result in a loss of light and privacy to the rear of properties on Valmar Road, the rears of which back onto the estate.
- 39 Closest to the properties on Valmar Road the proposed extension would increase the height of the building by 2.5m, and there would be a separation distance of 19m. The applicant has submitted a daylight and sunlight report based on the Building Research Establishment (BRE) guidance which concludes that no unacceptable loss of light would occur, and that the proposal complies with the BRE guidance. Whilst the extension would certainly be visible from the neighbouring dwellings, officers consider that the 19m separation distance would be sufficient to ensure that adequate outlook would be retained.
- 40 With regard to privacy, the west facing elevation which faces the rear of properties on Valmar Road would contain windows at all levels; the building currently has windows at ground and first floor level only. The Residential Design Standards SPD 2011 requires a window-to-window separation distance of 21m to maintain privacy and the proposal would be just below this at 19m. Whilst officers acknowledge that it is not always possible to achieve this distance, given the number of windows proposed in the west elevation and because the office space to be created would benefit from windows on the other elevations, the applicant has agreed to delete the ground floor windows in the west elevation (as shown on Dwg 330-E:-03 C), and has also agreed that the first floor windows in the west elevation can be obscure glazed and top-opening, and a condition to this effect is recommended. However, the 21m rule normally only applies to the relationship of habitable rooms to residential properties in facing elevations, not commercial premises. Nonetheless a condition is recommended having regard to the concerns raised in objections to the scheme and as the applicant has indicated on the plans that these windows would be obscure glazed.
- 41 A terrace is proposed at top floor level in the west elevation which has the potential to overlook gardens on Valmar Road. It would not be particularly large, 15.6sqm, and officers do not consider that it would result in undue noise and disturbance. In order to prevent a loss of privacy however, a condition for details of a screen to be erected along its western edge is recommended. This could be lightweight in nature, obscure glazing for example, which would not be harmful in terms of light and outlook to residences on Valmar Road.
- 42 Concerns have also been raised regarding additional night time noise. The applicant has advised that there are currently around 10 deliveries to the building per day, which usually take place Mondays to Fridays, 08:00 to 19:00, with some deliveries on Saturdays, and that an additional four deliveries per day during the same hours are likely as a result of the proposal. This is not considered to be a significant increase and the hours are considered reasonable, and a condition limiting deliveries to these hours is recommended.
- 43 The proposed extension would not result in any loss of amenity to neighbouring units within the estate and would be 27m from flats in the Samuel Lewis Trust Estate, which is considered to be sufficient distance to ensure that no loss of amenity would occur to properties within this Estate.

Impacts resulting from change of use to general industrial - use class B2 (micro brewery use)

- 44 The main issues officers consider may arise in relation to the proposed use for a micro brewery, and that have also been identified in objections to the scheme, are noise (e.g. from vehicle movements, rolling of casks, cask washing, operation of plant and

machinery including extract equipment, and from workers on the site); and odour.

Noise

- 45 The applicant submitted an Impact Assessment that indicates the following mitigation in relation to noise:
- operating hours would be 9m - 5pm Monday to Friday
 - the initially proposed windows at ground floor to the west elevation closest to residential properties, (i.e. windows serving the micro brewery area) be unfilled
 - the area in which cask movement would occur is a 'cold room' which is to be located in the east flank of the building, furthest from residential neighbours. As shown on the plans the cold room requires a double wall construction which provides increased sound insulation compared with standard wall.
 - refrigeration unit would operate 24/7 and it is stated that this would operate within a well insulated room in the building. The room is not adjacent to nearby residential properties and the applicant's view is that it would not be audible outside the building. Pumps are to be used to move liquids around the brewery. The applicant states that there would be no more than three pumps in use at different times of the brew cycle, and each would not be operated for more than 30 minutes at a time. The applicant has compared the noise emitted to that of a vacuum cleaner, and has stated that they would be used only on brew days (as outlined above Mon - Fri 9m to 5pm)
 - cask movement - the applicant states that this would be audible at certain times in the process.
- 46 In response to concerns from officers about the impacts of the cask-cleaning process, the applicant has confirmed the brewer would be using a double head fixed Cask Washer (the oblong as shown on the floor plan); as there is no need to line the barrels up for this process the size of the available space is adequate. The brewer is clear that no works would happen outside (including cask storage) primarily for hygiene reasons. The applicant has stated that if there remain concerns that activities could be happening outside, they confirm that this is not part of the proposed operation, and that they would be happy for a condition to be imposed in this regard. The applicant did enquire whether temporary storage outside that occurs when their delivery vehicles are loading/unloading would be caught by this condition. Officers don't consider that the condition as currently worded would cause operational problems. In practice, if equipment and so on is unloaded and left outside the building for a short period of time before being collected and taken inside, or loaded on a vehicle, this is unlikely to be construed as 'storage' and there are unlikely to be adverse effects arising. The condition is intended to prevent equipment/goods etc being left outside for a longer period, for example more than a day, which would be more likely to be construed as 'storage' and could therefore be enforced against.
- 47 The Council's Environmental Protection Team were consulted on the scheme and were satisfied that the scheme would not result in harm to amenity as a result of noise from the operation, subject to recommended conditions in relation to noise from plant and machinery.

Odour

- 48 The applicant's Impact Assessment states that the built in condenser unit, details of which are provided in an Appendix to the assessment, would ensure that no noticeable odour is released into the air from the building from boiling wort (one of the odour-emitting processes used). They state that similar systems have been used in residential areas of closer proximity than in this case, without causing nuisance or complaint. In relation to the other odour-producing process, fermentation, the release of gases is dealt with by low level extraction. The applicant has stated that notwithstanding their view that it is unlikely that there are complaints during operation as a result of odour, enough space has been allowed within the building for mechanical ventilation and that as a responsible landlord the applicant would provide

additional services should they be required.

- 49 The Council's Environmental Protection Team were consulted on the scheme. In relation to odour which was raised as being of concern to nearby residents, they commented that they have considered the details submitted to deal with the potential odour arising from the proposed use of premises. According to the information submitted the condensation process should eliminate the release of odour to air. They have recommended that to ensure that the system is maintained and operated at all time so as not to cause a nuisance a condition is imposed that would require the developer to undertake post operational assessments to ensure that the process does not emit odour that can be witnessed beyond the perimeter of the building.
- 50 Officers consider that although the principle of such a condition seems reasonable, in practice conditions have to be precise and enforceable in order to comply with the Government's guidance on planning conditions. Given that there is no objective standard available in relation to odour, (as for example there are for noise from plant/machinery), officers do not consider that a condition could be imposed that would set a particular standard against which odour could be measured. However, the applicant's Impact Assessment provides information that officers consider could be used for planning enforcement purposes. If consent is granted, this would be precise and enforceable to give certainty to the applicant and to neighbours about measures that should be complied with in respect of odour and to address any issues arising if there is perceived to be a problem.
- 51 For example, Part 8 (odour mitigation) states that, 'in the unlikely event of a complaint during operation, sufficient space has been provided for mechanical ventilation. As a responsible landlord the applicant would provide additional services should they be required'. Officers consider that if consent were granted, and there were complaints about odour, the applicant has indicated that they would take steps to resolve the problem. A condition requiring the applicant to adhere to their own proposed noise and odour mitigation measures should therefore be imposed.

Waste

- 52 The applicant has submitted a waste management strategy which indicates what would happen to the various waste products leaving the site. It doesn't however address where and how waste products would be stored on the site awaiting removal. Some residents have raised concerns about this matter, for example in relation to spent grain which it is feared could smell if left outdoors, and vermin issues again if biodegradable waste is left outdoors. The applicant has confirmed that the bin store would be enclosed (i.e. internal to the building) and the spent hops would be in enclosed euro bins. The underground bin store for spent hops is shown on the revised basement plan, but as the plans do not show the waste storage areas in detail otherwise, and as there is room on site for such areas to be designated, it is recommended that if consent is granted a condition should be imposed requiring further details of refuse storage areas to be provided.

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

- 53 None.

Traffic issues

- 54 Transport impacts were considered in relation to the previous application, 11AP0616 granted 21/7/2011, where it was concluded that the scheme would not have any harmful impact on the highway network and that impacts in relation to servicing and

parking could be accommodated and impacts mitigated subject to conditions if consent is granted. The applicant has advised that the vehicle movements associated specifically with the micro brewery use would be included within the projected vehicle movements that were set out and assessed as part of the previous application. For example:

- Vehicle movements associated with the brew functions would be around 25 per month at full production, which based on 48 week operation per year would mean 6.2 deliveries per week or approximately one per day
- The original application in 2011 was approved on the basis of projection of around 10 deliveries a day to the building as a whole; the one delivery per day for the brew operation is included in this amount
- deliveries involving cask movement are included within the projected 10 per day and would be twice a week

- 55 The previous scheme had been found to be acceptable in relation to transport impacts, and there is no therefore no change arising from this application or material change in planning policy or circumstance which would lead officers to a different conclusion on these matters now. For completeness, the assessment of the impact of the proposed extensions and alterations is repeated below.
- 56 The site has a public transport accessibility level (PTAL) of 6 (good) reflecting the good public transport links in the vicinity.
- 57 Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions, and concerns have been raised by residents that the proposal would generate more traffic into and out of the estate.
- 58 It is not considered that the increase in floorspace proposed would generate significant additional traffic. The applicant states that there are currently around six people employed in the building and this would increase by eight as a result of the proposal, (i.e. around 14 in total). The site is very well located for public transport. It is not considered that the additional four vehicle deliveries per day would result in any adverse transport impact and there is adequate manoeuvring space on-site.
- 59 Saved policy 5.3 seeks to ensure that developments adequately cater for the needs of pedestrians and cyclists; for B1 class floorspace one cycle parking space is required per 250sqm, requiring two spaces for a development of this size. No cycle parking has been shown on the plans therefore a condition requiring details to be submitted for approval is recommended.
- 60 Saved policy 5.6 establishes maximum parking standards and for B class uses a maximum of 1 parking space is required per 1,000sqm of floorspace.
- 61 The building currently contains 1,064sqm of B1 floorspace and has 15 parking spaces which are shared by units one and two, which is well in excess of the Council's maximum. The proposal would create an additional 454sqm of floorspace and the application form states that 14 spaces would be provided (one marked space is not currently used because it forms part of an access way). In spite of the loss of one albeit unused parking space, parking provision would remain well in excess of the Council's maximum requirement and officers consider that it would be sufficient to accommodate the parking needs of the development. The Transport Planning Team has requested that future occupiers of the development be prevented from obtaining parking permits in the adjacent Controlled Parking Zone by way of a section 106 agreement, but given that the unit currently has its own parking well in excess of the maximum standard, it is not considered that the proposal would result in overspill parking that would warrant this.

Design issues

- 62 Design was considered in relation to the previous application, 11AP0616 granted 21/7/2011, where it was concluded that the scheme would have an acceptable design and appearance and would preserve the setting of the nearby Camberwell Green Conservation Area. There is no change arising from this application or material change in planning policy or circumstance which would lead officers to a different conclusion on these matters now. For completeness, the assessment of the impact of the proposed extensions and alterations is repeated below.
- 63 Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure that developments achieve a high standard of architectural and urban design, and policy 3.18 requires the setting of listed buildings, conservation areas and world heritage sites to be preserved. Strategic policy 12 of the Core Strategy seeks to achieve high quality developments and to preserve the Borough's historic environment.
- 64 The existing building is not considered to be of any particular architectural merit and the proposed works would improve its appearance and hopefully secure its long-term use.

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

- 65 The site is not in a conservation area, but the boundary of the Camberwell Green Conservation Area adjoins the rear of unit 3 in the trading estate. Whilst the proposal would increase the height of the building, it is not considered that it would be unduly prominent, and it would not be visible from street level on Denmark Hill. As such, officers consider that the proposal would preserve the setting of the adjacent conservation area. There are no listed buildings in the vicinity of the site.

Impact on trees

- 66 None.

Planning obligations (S.106 undertaking or agreement)

- 67 None required.

Sustainable development implications

- 68 Strategic policy 13 of the Core Strategy seeks to ensure that developments meet high environmental standards. It requires all non-residential developments to achieve at least BREEAM excellent and a condition to this effect is recommended. As with the previous scheme, it is noted that the proposal involves work to an existing building; therefore officers recommend that the condition be worded to provide some flexibility, in the event that the constraints of the existing building are such that an excellent rating cannot be achieved.
- 69 Overall, the entire building would be upgraded and new windows provided, both of which would better insulate the building. Wheelchair access would be improved as a result of the proposal, with an access ramp provided to the front and a lift internally.

Other matters

Security

- 70 Saved policy 3.14 of the Southwark Plan states that development in both the private and public realm should be designed to improve community safety and crime prevention.

- 71 The applicant has advised that the gates into the estate are locked at night and that there is CCTV on unit 2, which would be upgraded for the proposed development. In addition, the Design and Access Statement submitted with the application states that the additional windows in the remodelled building would increase natural surveillance of the area and upgraded lighting would be provided. It is noted that the Metropolitan Police Secure by Design Officer has no objections to the proposal and given these considerations, officers do not consider that the proposal would result in a loss of security to neighbouring residents.

Conclusion on planning issues

- 72 Officers consider that, subject to conditions, the proposal for change of use would not harm the amenities of surrounding occupiers having regard to transport impacts, noise and odour in particular. The principle of the building extensions and alterations had been found to be acceptable in relation to the previous scheme 11AP0616 and there have been no material changes in circumstance or planning policy as to come to a different view now. It is considered that the scheme would comply with the relevant saved policies of the Southwark Plan and those of the Core Strategy. It is therefore recommended that planning permission be granted.

Community impact statement

- 73 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: none

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: none required

Consultations

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

Consultation replies

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

Summary of consultation responses

- 76 Five objections were received and two letters in support, summarised as follows.

Objections are on the grounds of:

- effects of additional traffic (noisy vehicle movements, additional volume of traffic and operation at all hours)
- industrial type use inappropriate on a small trading estate in a residential area
- noise from employees at all hours

- odour
- waste and consequent vermin problems

The letters of support cited support for employment use and that the mitigation proposed by the applicant seemed to address the concerns about noise, odour and waste.

Human rights implications

- 77 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.
- 78 This application has the legitimate aim of providing for alterations and extensions in connection with a change of use in relation to existing business premises. 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

- 79 None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2058-A Application file: 11-AP-3603 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 1137 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, Senior Planning Officer	
Version	Final	
Dated	30 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 Constitutional Team	15 March 2012	

Consultation undertaken

Site notice date: 1/12/2011

Press notice date: 1/12/2011

Case officer site visit date: 1/12/2011

Neighbour consultation letters sent: 2/12/2011

Internal services consulted:

Transport
Environmental Protection Team
Archaeology

Statutory and non-statutory organisations consulted:

None.

Neighbours and local groups consulted:

02/12/2011	440 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	439 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	438 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	441 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	444 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	443 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	442 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	437 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	348 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LZ
02/12/2011	347 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LZ
02/12/2011	346 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LZ
02/12/2011	433 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	436 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	435 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	434 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	539 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NB
02/12/2011	538 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NB
02/12/2011	537 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NB
02/12/2011	540 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NB
02/12/2011	543 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NB
02/12/2011	542 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NB
02/12/2011	541 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NB
02/12/2011	536 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NB
02/12/2011	447 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	446 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	445 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	448 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NA
02/12/2011	535 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NB
02/12/2011	534 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NB
02/12/2011	533 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9NB
02/12/2011	238 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LY
02/12/2011	237 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LY
02/12/2011	236 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LY
02/12/2011	239 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LY
02/12/2011	242 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LY
02/12/2011	241 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LY
02/12/2011	240 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LY
02/12/2011	235 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LY
02/12/2011	230 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LY
02/12/2011	148 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LX
02/12/2011	147 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON	SE5 9LX

02/12/2011 231 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LY
02/12/2011 234 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LY
02/12/2011 233 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LY
02/12/2011 232 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LY
02/12/2011 341 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 340 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 339 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 342 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 345 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 344 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 343 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 338 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 333 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 244 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LY
02/12/2011 243 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LY
02/12/2011 334 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 337 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 336 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 335 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LZ
02/12/2011 GROUND FLOOR FLAT 52 VALMAR ROAD LONDON SE5 9NG
02/12/2011 44A VALMAR ROAD LONDON SE5 9NG
02/12/2011 GROUND FLOOR FLAT 4 VALMAR ROAD LONDON SE5 9NG
02/12/2011 42A VALMAR ROAD LONDON SE5 9NG
02/12/2011 44C VALMAR ROAD LONDON SE5 9NG
02/12/2011 SECOND FLOOR FLAT 26 VALMAR ROAD LONDON SE5 9NG
02/12/2011 SECOND FLOOR FLAT 4 VALMAR ROAD LONDON SE5 9NG
02/12/2011 GROUND FLOOR FLAT 38 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT 2 24 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT 1 24 VALMAR ROAD LONDON SE5 9NG
02/12/2011 42B VALMAR ROAD LONDON SE5 9NE
02/12/2011 FLAT 3 24 VALMAR ROAD LONDON SE5 9NG
02/12/2011 GROUND FLOOR FLAT 26 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FIRST FLOOR AND SECOND FLOOR FLAT 46 DENMARK HILL LONDON SE5 8RZ
02/12/2011 FIRST FLOOR AND SECOND FLOOR FLAT 6A COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 WORKSHOP BLOCKS C AND D SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 ESTATE OFFICE SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 JAYMAC HOUSE VALMAR ROAD LONDON SE5 9NP
02/12/2011 52-54 DENMARK HILL LONDON SE5 8RZ
02/12/2011 SECOND FLOOR FLAT 76 DENMARK HILL LONDON SE5 8RZ
02/12/2011 42C VALMAR ROAD LONDON SE5 9NG
02/12/2011 42B DENMARK HILL LONDON SE5 8RZ
02/12/2011 TOP FLOOR FLAT 6 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FIRST FLOOR AND SECOND FLOOR 48-54 DENMARK HILL LONDON SE5 8RZ
02/12/2011 REAR OF 44-50 DENMARK HILL LONDON SE5 8RZ
02/12/2011 REAR OF 42 DENMARK HILL LONDON SE5 8RZ
02/12/2011 UNIT 7 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
02/12/2011 UNIT 6 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
02/12/2011 UNIT 3 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
02/12/2011 FLAT ABOVE 6 COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 FLAT ABOVE 8A COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 FLAT ABOVE 8 COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 8 COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 UNIT 1 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NP
02/12/2011 1A MILKWELL YARD LONDON SE5 9PP
02/12/2011 545 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9NB
02/12/2011 544 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9NB
02/12/2011 UNIT 5 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
02/12/2011 UNIT 4 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
02/12/2011 6 COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 8B COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 FIRST FLOOR FLAT 4 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FIRST FLOOR AND SECOND FLOOR FLAT 44 DENMARK HILL LONDON SE5 8RZ
02/12/2011 FORTY AND A HALF VALMAR ROAD LONDON SE5 9NG
02/12/2011 FIRST FLOOR FLAT 26 VALMAR ROAD LONDON SE5 9NG
02/12/2011 42A DENMARK HILL LONDON SE5 8RZ
02/12/2011 44B VALMAR ROAD LONDON SE5 9NG
02/12/2011 FIRST FLOOR FLAT 38 VALMAR ROAD LONDON SE5 9NG
02/12/2011 30B VALMAR ROAD LONDON SE5 9NG
02/12/2011 28C VALMAR ROAD LONDON SE5 9NG
02/12/2011 28A VALMAR ROAD LONDON SE5 9NG
02/12/2011 4 COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 10B VALMAR ROAD LONDON SE5 9NG
02/12/2011 30A VALMAR ROAD LONDON SE5 9NG
02/12/2011 28B VALMAR ROAD LONDON SE5 9NG
02/12/2011 10C VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT 2 4A COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 FLAT 1 4A COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 FLAT B 72 DENMARK HILL LONDON SE5 8RZ
02/12/2011 FIRST FLOOR 1A AND 1B UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW

02/12/2011 BASEMENT GROUND FLOOR AND PART FIRST FLOOR VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
02/12/2011 FIRST FLOOR 2B UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
02/12/2011 FIRST FLOOR 2A UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
02/12/2011 FLAT A 72 DENMARK HILL LONDON SE5 8RZ
02/12/2011 64-70 DENMARK HILL LONDON SE5 8RZ
02/12/2011 GARAGE REAR OF 62 DENMARK HILL LONDON SE5 8RZ
02/12/2011 FLAT B 34 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT 4 24 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT 5 24 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT 6 24 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT 7 24 VALMAR ROAD LONDON SE5 9NG
02/12/2011 38 DENMARK HILL LONDON SE5 8RZ
02/12/2011 FIRST FLOOR 2A AND 2B UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
02/12/2011 FLAT 38 DENMARK HILL LONDON SE5 8RZ
02/12/2011 44 DENMARK HILL LONDON SE5 8RZ
02/12/2011 66 DENMARK HILL LONDON SE5 8RZ
02/12/2011 64 DENMARK HILL LONDON SE5 8RZ
02/12/2011 46 DENMARK HILL LONDON SE5 8RZ
02/12/2011 GROUND FLOOR AND PART FIRST FLOOR UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
02/12/2011 BASEMENT RIGHT UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
02/12/2011 BASEMENT LEFT UNIT 2 VALMAR TRADING ESTATE VALMAR ROAD LONDON SE5 9NW
02/12/2011 12B VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT 2 2 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT C 18 VALMAR ROAD LONDON SE5 9NG
02/12/2011 MIDDLE FLAT 52 VALMAR ROAD LONDON SE5 9NG
02/12/2011 40A DENMARK HILL LONDON SE5 8RZ
02/12/2011 FLAT 3 2 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT 1 2 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT A 18 VALMAR ROAD LONDON SE5 9NG
02/12/2011 6A VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT B 6 VALMAR ROAD LONDON SE5 9NG
02/12/2011 TOP FLAT 74 DENMARK HILL LONDON SE5 8RZ
02/12/2011 12C VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT B 18 VALMAR ROAD LONDON SE5 9NG
02/12/2011 TOP FLAT 38 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT C 34 VALMAR ROAD LONDON SE5 9NG
02/12/2011 TOP FLOOR FLAT 76 DENMARK HILL LONDON SE5 8RZ
02/12/2011 6 CALEB COURT 1 MILKWELL YARD LONDON SE5 9PP
02/12/2011 FIRST FLOOR FLAT 8 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT A 34 VALMAR ROAD LONDON SE5 9NG
02/12/2011 GROUND FLOOR FLAT 8 VALMAR ROAD LONDON SE5 9NG
02/12/2011 SECOND FLOOR FLAT 8 VALMAR ROAD LONDON SE5 9NG
02/12/2011 5 CALEB COURT 1 MILKWELL YARD LONDON SE5 9PP
02/12/2011 FIRST FLOOR FLAT 76 DENMARK HILL LONDON SE5 8RZ
02/12/2011 GROUND FLOOR FLAT 12 VALMAR ROAD LONDON SE5 9NG
02/12/2011 1 CALEB COURT 1 MILKWELL YARD LONDON SE5 9PP
02/12/2011 4 CALEB COURT 1 MILKWELL YARD LONDON SE5 9PP
02/12/2011 3 CALEB COURT 1 MILKWELL YARD LONDON SE5 9PP
02/12/2011 2 CALEB COURT 1 MILKWELL YARD LONDON SE5 9PP
02/12/2011 FLAT B 22 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT A 50 VALMAR ROAD LONDON SE5 9NG
02/12/2011 40 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT B 50 VALMAR ROAD LONDON SE5 9NG
02/12/2011 4A COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 2A COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 FLAT C 50 VALMAR ROAD LONDON SE5 9NG
02/12/2011 FLAT A 22 VALMAR ROAD LONDON SE5 9NG
02/12/2011 48 VALMAR ROAD LONDON SE5 9NG
02/12/2011 46 VALMAR ROAD LONDON SE5 9NG
02/12/2011 10A VALMAR ROAD LONDON SE5 9NG
02/12/2011 2 COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 142 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 141 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 140 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 143 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 146 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 145 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 144 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 139 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 134 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 8A COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 6A COLDHARBOUR LANE LONDON SE5 9PR
02/12/2011 135 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 138 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 137 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 136 SAMUEL LEWIS TRUST ESTATE WARNER ROAD LONDON SE5 9LX
02/12/2011 34 DENMARK HILL LONDON SE5 8RZ
02/12/2011 76 DENMARK HILL LONDON SE5 8RZ
02/12/2011 56-60 DENMARK HILL LONDON SE5 8RZ

Consultation responses received

Internal services

Transport - no objections; comments incorporated into report

Environmental Protection Team - In relation to odour which was raised as being of concern to nearby residents, they commented that they have considered the details submitted to deal with the potential odour arising from the proposed use of premises. According to the information submitted the condensation process should eliminate the release of odour to air. They have stated that to ensure that the system is maintained and operated at all time so as not to cause a nuisance it is recommended that a condition is imposed that would require the developer to undertake post operational assessments to ensure that the process does not emit odours that can be witnessed beyond the perimeter of the building.

In relation to noise and vibration, they state that they have considered the information submitted including the impact assessment. While the documents aim to set out the reason why noise will not be an issue, this department would like some more scientific assessment to be carried out to confirm the impact. As a result this department will require the following to be attached as a condition.

Condition

The noise level from any plant (e.g. air handling /conditioning, heating), together with any associated ducting, shall be 10(A) dB or more below the lowest measured external ambient L_{Aeq, T^*} at the site boundary. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Within one month of the installation of the plant and equipment, you are required to submit a further noise report confirming previous details and subsequent measurement data of the installed plant to demonstrate compliance with the above requirements. The supplementary acoustic report must include:

- i) A schedule of all plant and equipment installed;
- ii) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- i) The lowest existing $L_{Aeq, T}$ measurement as already established.
- ii) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

Reason

To ensure that users of the surrounding area not suffer a loss of amenity by reason of noise nuisance and other excess noise from plant and that the operation of plant does not add by cumulative effect to the existing sound environment in accordance with Policy 3.1 'Environmental Effects of the Southwark Plan 2007.

* $L_{Aeq, T}$ $T=1$ hr between 07:00 and 23:00 and 5min between 23:00 and 07:00.

Archaeology

The proposal involves construction work within an existing basement. This construction work, and subsequent impacts are limited to the area of the basement, therefore no archaeological response is necessary for this application.

Statutory and non-statutory organisations

None.

Neighbours and local groups

Five objections received summarised as follows:

28B Valmar Rd - main concerns are on impact on price and saleability of objector's property, and harm to quality of life, for following reasons:

- considers the development to be unsuitable for this location being a small industrial estate in a residential area
- concerns about noise up to 24 hours a day, 7 days a week, from increased vehicles arriving, leaving and engines running and reversing with reversing bleeps/messages and driving over speed bumps in front of 28B; lorry/van drivers with phones on loudspeaker and amplified ring tones and conversations; loading/unloading of barrels and barrels being rolled/dropped all hours of day and night; deliveries at all hours; waste collection at all hours; noise from workers congregating on site and shouting when unloading etc; machinery and extract fans running all hours; noise and disturbance from construction work.
- increased traffic on Valmar Rd, width of the street is unsuitable for HGVs and large trucks, and harmful bearing in mind proximity to Crawford Road Primary School
- additional two storeys would block light to No. 28
- increased lighting on site at night at back of No. 28 would disrupt sleep
- disagreeable/toxic odours at all hours and in all seasons; concern that avoidance of strong odours would oblige occupiers to live with house windows closed at all times and concern about health implications.
- concern about water usage
- concern about waste and potential for vermin to be attracted to industrial quantities of foodstuffs, adding to current problems

16 Valmar Rd -objections as summarised above

28C Valmar Rd - main concerns are about the proposed change of use to a microbrewery, including impacts such as odours, noise from ventilation equipment, and traffic.

- noise impacts - noise from the Trading Estate is amplified already owing to the way it is constructed; these impacts would be exacerbated especially if deliveries, barrel collection and waste removal occur during weekends or after normal working hours; concern about noise from extract fans running 24 hours; noise from vehicles going over speed bumps; noise from employees especially after normal business hours; construction noise
- increased traffic - Valmar Rd's narrow width makes it unsuitable for HGVs and large trucks; speed bumps are there for a reason
- toxic odours at all hours and in all seasons; concern that avoidance of strong odours would oblige occupiers to live with house windows closed at all times and concern about health implications.
- proximity to Crawford Road Primary School - concern about traffic impacts in relation to school children, and view that brewery odours are unsuitable for young children to

be exposed to

- concern about water usage
- concern about waste and potential for vermin to be attracted to industrial quantities of foodstuffs, adding to current problems
- concern that the consultation letter did not specifically refer to a microbrewery and was sent at Christmas when residents may not have time to respond (Officers advise that the local planning authority has a statutory duty to consult on applications and to determine them within statutory time scales, and there are no statutory provisions that require consultation periods to be extended at Christmas or any other period).

38 Valmar Rd

- wonders if the previously proposed modifications to the original scheme still stand (i.e. height modified and massing pulled back from back gardens in Valmar Rd)
- concern that change from 'light industrial' to 'general industrial' suggests more activity, noise and disturbance
- concern about specific operation as microbrewery, specifically odour, and noise from movement of metal barrels
- concern that timing of application has meant that consultation was carried out over the Christmas period when people may be away or otherwise pre-occupied

18B Valmar Rd

- concern about increase in traffic, noise and disturbance as a result of the change from 'light' to 'general' industrial use

Two letters of support received, summarised as follows.

Camberwell Society - supports this application to provide employment and a use for this unit.

Resident of Valmar Rd (street number not stated) - considers that as the permission for the extensions has been agreed, and residents will be subjected to noise and disturbance no matter what, the change of use to allow for a microbrewery is not a matter to be concerned about, based on the writer's discussions with the applicant and other research on the subject.

- modern micro brewery's appear not to make much noise
- odour is unlikely to be an issue - odour is associated with certain parts of the brewing process of which there would be a maximum of four per week at this site, and the proposal seems to have the right extraction units in place to avoid excessive external smell
- hours of operation would be limited to Mon - Fri 9-5
- there are already lorries passing by late at night and early morning; the microbrewery would result in only one extra delivery per day when operating at full capacity and deliveries would be during office hours only
- some concern about waste products in particular spent grain, which if left unattended outside could result in odour but the writer has been assured by the applicant that this would not happen here.

Assuming all of the above are correct the writer raises no objection. However the writer hopes that if there are problems he can complain to the applicant and/or the council, but whilst he recognises that more difficult to address after the fact if there are problems, he can't really protest on the chance that the applicant is being untruthful now.