
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 Antic Brewing Limited
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 11-AP-3603

Case Number TP/2058-A

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

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.

At: UNIT 2, VALMAR TRADING ESTATE, VALMAR ROAD, LONDON, SE5 9NW

In accordance with application received on 31/10/2011 12:01:19
and revisions/amendments received on 31/01/2012

and Applicant's Drawing Nos. 110-LP-01, 100-SP-01, 200-GA-00, 200-GA-01, 200-GA-02 A, 300-EL-02 A, 300-EL-01, 300-EL-03, 220-GA-00, 220-GA-01, 330-EL-03 B, 220-GA-01, 330-EL-02 b

110-SP-01 A, 220-GA-00-D, 220-GA-01 C, 220-GA-02 A, 220-GA-03 A, 220-GA-04 A, 220-GA-05 A, 330-EL-02 C, 330-EL-01, 330-EL-03 C, 330-EL-04 A

Impact Assessment for the Proposed Micro brewery @ Valmar Works 2 Ref 500-IA-00
Waste Management for the Proposed Micro brewery @ Valmar Works 2 Ref 500-IA-00
Design and access statement Ref Valmar - 300-03
Email from Antic-Ltd dated 2/2/2012 in relation to washing of casks

Reasons for granting permission.

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

a] Saved policies of the Southwark Plan (2007):

- 1.4 - Employment sites outside the preferred office locations and preferred industrial locations (which seeks to protect existing B class floorspace in certain locations);
- 3.2 - Protection of amenity (which seeks to ensure an adequate standard of amenity for existing and future occupiers)
- 3.6 (Air Quality) advises that permission will not be granted for development that would lead to a reduction in air quality.
- 3.7 - Waste reduction (which requires developments to provide adequate refuse storage and recycling facilities)
- 3.12 - Quality in design (which requires developments to be of a high standard of architectural design)
- 3.13 - Urban design (which requires developments to be of a high standard of urban design)
- 3.14 - Designing out crime (which requires development to improve community safety and crime prevention)
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites (which requires the settings of these heritage assets to be preserved)
- 5.2 - Transport impacts (which seeks to ensure that developments do not result in adverse highway conditions)
- 5.3 - Walking and cycling (which requires developments to cater for the needs of pedestrians and cyclists)
- 5.6 - Car parking (which establishes maximum parking standards).

Residential Design Standards SPD (2008)
Camberwell Green Conservation Area Appraisal

b] Core Strategy (2011)

- Strategic policy 1 - Sustainable development (which requires development to improve the places we live and work in and enable a better quality of life for Southwark's diverse population, in a way that respects the limits of the planet's resources and protects the environment);
- Strategic policy 2 - Sustainable transport (which seeks to encourage sustainable modes of transport within the borough)
- Strategic policy 10 - Jobs and businesses (which seeks to increase the number of job in Southwark and create an environment in which business can thrive)
- Strategic policy 12 - Design and conservation (which seeks to secure high quality developments and to protect the

borough's historic environment)

Strategic policy 13 - High environmental standards (which requires development to help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.

c] London Plan (consolidated with alterations since 2004)

3B.2 - Office supply and demand

4B.1 - Design principles for a compact city

d] Planning Policy Statements [PPS] and Guidance Notes [PPG]:

PPS1 - Delivering sustainable development

PPS4 - Planning for sustainable economic growth

PPS5 - Planning for the historic environment

PPG13 - Transport

Particular regard was had to the impact of the proposed change of use and the building extensions on the amenities of neighbouring properties, but given the management plan and mitigation measures proposed by the applicant, separation distance between the building and the rear of properties on Valmar Road and subject to conditions in relation to noise, odour and waste management, and to prevent a loss of privacy, it was considered that no adverse impacts would occur. Overall the proposal was not considered to give rise to harm in relation to noise, odour or traffic impacts and would preserve the setting of the adjacent Camberwell Green Conservation Area. 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:
110-SP-01 A, 220-GA-00-D, 220-GA-01 C, 220-GA-02 A, 220-GA-03 A, 220-GA-04 A, 220-GA-05 A, 330-EL-02 C, 330-EL-01, 330-EL-03 C, 330-EL-04 A

Reason:

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

- 3 The windows at first floor level and above in the west facing elevation of the building shall be obscure glazed and top-opening only.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises on Valmar Road from undue overlooking, in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Unitary Development Plan (2007) and Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 4 Details of a 1.8m high privacy screen to be erected along the western edge of the terrace at top floor level shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, and the screen erected prior to the first use of the extension and retained as such thereafter.

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises on Valmar Road from undue overlooking, in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Unitary Development Plan (2007) and Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 5 Details of the facilities to be provided for the secure storage of at least two cycles shall be submitted to and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development 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 The use hereby permitted shall not be commenced before details of the arrangements for the storing of refuse have been submitted to and approved in writing by the Local Planning Authority and the facilities approved have been provided and are available for use prior to the first occupation of the extension. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of 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).

- 7 The scheme shall be carried out in accordance with the measures set out for noise and odour mitigation, as set out in Parts 5, 6, 7 8 and 9 of the submitted Impact Assessment for the Proposed Micro brewery @ Valmar Works 2 Ref 500-IA-00, unless details varying these arrangement have been submitted to and approved in writing by the Local Planning Authority. No cask washing or storage associated with the micro brewery use shall be carried out outside the building, in accordance with the email from Antic-Ltd dated 2/2/2012.

Reason

To prevent nuisance by reason of odour and noise generated from the use hereby permitted, and to ensure compliance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 8 Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be constructed to achieve a rating of at least BREEAM excellent and a BREEAM certificate submitted to the local authority.

Reason:

In order to comply with Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 9 There shall be no deliveries to the building outside the hours of 08:00-19:00 Mondays to Saturdays.

Reason

In order to ensure that there would be no loss of amenity to neighbouring residential occupiers, in 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).

- 10 This permission shall be personal to Antic Brewing Ltd for the purposes of microbrewery (within use class B2) and shall not ensure for the benefit of the land.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of the case and considers that under the management of Antic Brewing Ltd the proposal would not give rise to a loss of amenity in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 11 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, the consent holder shall 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 shall 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 do 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 Saved Policy 3.1 'Environmental Effects' of the Southwark Plan 2007 and Strategic Policy 13 - High environmental standards of The Core Strategy 2011.

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

- 12 The use hereby permitted shall be carried out in accordance with the measures set out in the submitted Waste Management Plan for the Proposed Micro brewery @ Valmar Works 2 Ref 500-WM-00.

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.

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