
RECOMMENDATION

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 C Mascord Southwark Council	Reg. Number	12/AP/2376
Application Type	Council's Own Development - Reg. 3	Case Number	TP/2339-A
Recommendation	Grant permission		

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

To create a new section of road to link the crematorium to the chapel in Camberwell New Cemetery. A small section of existing garden will be removed to install a new carriageway linking the existing access roads together including new kerbs, footway and removal of trees.

At: CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON, SE23 3RD

In accordance with application received on 20/07/2012

and Applicant's Drawing Nos. 12405-100-1250, 12405-100-001, 12405-200-001, 12405-700-001, 12405-1100-001, Tree Survey, Design and Access/Heritage Statement.

Reasons for granting permission.

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

The Core Strategy 2011 (April)

- Strategic Policy 2 aims to secure sustainable means of transport and transport development throughout the borough
- Strategic Policy 12 Design and conservation advise that development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.
- Strategic Policy 13 High Environmental Standards advise that development will help us live and work in a way that respects the limits of the planets natural resources, reduces pollution and damage to the environment and help us adapt to climate changes.

The Southwark Plan 2007 (July) - Saved Policies

- Policy 2.1 - Aims to secure and enhance community facilities throughout the borough
- Policy 3.2 - Protection of Amenity, which requires that permission will not be granted where it would cause a loss of amenity.
- Policy 3.12 - Quality of Design, seeks to ensure a high level of design in all new developments.
- 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 seeks to protect conservation areas from inappropriate development.
- Policy 3.17 - Listed buildings aims to protect the character and setting of listed buildings.
- Policy 3.18 Setting of Listed Buildings Conservation Areas and World Heritage Sites advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage sites.
- Policy 3.25 - Metropolitan Open Land seeks to protect the boroughs strategically important open spaces from inappropriate development.
- Policy 5.2 - Transport Impacts aims to balance the transport impacts of all developments to ensure no adverse impact on transport networks

The National Planning Policy Framework 2012

- 7). Requiring good design
- 12). Conserving and enhancing the historic environment

Particular regard was had to the potential impact on the adjacent Grade II listed Crematorium where it was considered

that the character and appearance would be preserved by the scheme, and in addition that there would be no material harm arising to the Honor Oak Park Conservation Area or the Metropolitan Open Land. Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations

Schedule

- 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: 12405-100-001, 12405-200-001, 12405-700-001, 12405-1100-001

Reason:
For the avoidance of doubt and in the interests of proper planning.
- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:
To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.
- 4 Details of the means by which the existing trees on the site 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 (2 copies) to and approved in writing by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason
In the interests of amenity in compliance with saved policy 3.2 - Protection of Amenity and 3.12 - Quality in Design of The Southwark Plan 2007 (July), SP12 - Design and Conservation and SP13 - High Environmental Standards of The Core Strategy 2011 (April) and Section 7 - Requiring good design of The National Planning Policy Framework 2012.
- 5 Landscaping reinstatement, as shown on the approved drawings, shall take place as soon as possible after the completion of the works hereby approved.

Reason
In the interests of visual amenity, in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan and Strategic Policy 13 High Environmental Standards of the Core Strategy.
- 6 Detailed drawings of a landscaping scheme showing provision of replacement planting of suitable trees and shrubs to replace those being removed as part of the development, shall be submitted to and approved in writing by the Council 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.

Reason
In the interests of amenity in compliance with saved policy 3.2 - Protection of Amenity and 3.12 - Quality in Design of The Southwark Plan 2007 (July), SP12 - Design and Conservation and SP13 - High Environmental Standards of The Core Strategy 2011 (April) and Section 7 - Requiring good design of The National Planning Policy Framework 2012.