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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>	Lancaster Street Properties Ltd	<b>Reg. Number</b>	12/AP/1066
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/1394-44
<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:

Demolition of existing commercial buildings (B Class use) and erection of two residential blocks both of up to five storeys comprising a total of 39 flats; with at nos. 44 - 50 (Site B) (7 x one bedroom, 10 x two bedroom and 7 x three bedroom flats); and at nos. 52 - 58 (Site A) (7 x one bedroom, 4 x two bedroom and 4 x three bedroom)

**At:** 44-50 AND 52-58 LANCASTER STREET, LONDON, SE1 0SJ

**In accordance with application received on 30/03/2012**

**and revisions/amendments received on 17/10/2012**

28/08/2012

**and Applicant's Drawing Nos.** Site plan, 1398-01, 002, 003, 10, 11, 100, 101C, 102A, 103, 104, 105, 106, 120B, 121A, 122A, 123B, 130, 131

Planning Statement, Daylight & Sunlight Report, Flood Risk Assessment, Environmental Noise Assessment, Transport Assessment & Travel Plan, Air Quality Assessment, Sustainability Report, Marketing Report, Code for Sustainable Homes, Design & Access Statement, Statement of Community Involvement.

#### **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 which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 - Sustainable transport: We will encourage walking, cycling and the use of public transport rather than travel by car. This will 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 developments meet the housing needs of people by providing high quality new homes in attractive environments, particularly in growth areas.

Strategic Policy 6 Homes for People on Different Incomes states that development will provide homes including social rented, intermediate and private for people on a wide range of incomes. Development should provide as much affordable housing as is reasonably possible whilst also meeting the needs for other types of development and encouraging mixed communities.

Strategic Policy 7 Family Homes requires developments to provide more family housing with three or more bedrooms for people on all incomes to help make Southwark a place which is affordable for families.

Strategic Policy 12 - Design and conservation: 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: Development will help us live and work in a way that respects the limit's of the planet's natural resources, reduces pollution and damage to the environment and helps us to adapt to climate change.

b] Saved Policies of the Southwark Plan 2007

Policy 2.5 (Planning obligations): seeks to ensure that any adverse effects 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.

Policy 3.1 (Environmental effects): seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.

Policy 3.2 (Protection of amenity): advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.4 (Energy efficiency): advises that development should be designed to maximise energy efficiency.

Policy 3.6 (Air quality): advises that permission will not be granted for development that would lead to a reduction in air quality.

Policy 3.12 (Quality in design): requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 (Urban design) seeks to ensure that principles of good urban design are taken into account in all developments.

Policy 3.14 (Designing Out Crime) seeks to ensure that development is designed to improve community safety and crime prevention.

Policy 3.31 (Flood Defences) advises that permission will not be granted for development sited adjacent to the River Thames unless it is set back at a suitable distance from the river wall to allow for the replacement/repair of flood defences and for any future raising to be undertaken in a suitable and cost effective manner.

Policy 4.2 (Quality of residential accommodation) states that planning permission will be granted for residential accommodation provided that they achieve good quality living conditions; and include high standards of accessibility, including seeking to ensure that all new housing is built to Lifetime Homes Standards; privacy and outlook; natural sunlight and daylight; ventilation; space including suitable outdoor/green space; safety and security; protection from pollution, including noise and light pollution.

Policy 4.3 (Mix of dwellings) seeks to ensure that all major new-build development and conversions should provide for a mix of dwellings sizes and types to cater for the range of housing needs of the area.

Policy 4.4 (Affordable housing) states that the LPA will seek to provide for a continuous supply of affordable housing to meet the needs of the borough and sets out the proportion of affordable housing that will be sought in different parts of the borough as well as the tenure mix that will be sought.

Policy 5.1 (Locating Developments) states that location of development must be appropriate to the size and trip generating characteristics of the development, stating that schemes generating a significant number of trips must be located within easy access of public transport nodes.

Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area

Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Policy 5.7 (Parking Standards for Disabled People) requires development (subject to site constraints) to provide adequate car parking for disabled people and the mobility impaired.

Policy 7.4 (Bankside and Borough Action Area) sets out policies to support this unique place in London as a thriving location for a wide range of activities, where culture, history, business, residential communities and a diverse built environment co-exist.

c] London Plan 2011

Policy 2.12 - Central Activities Zone – predominantly local activities, Policy 2.13 - Opportunity areas and intensification areas, Policy 2.14 - Areas for regeneration,

Policy 2.15 - Town centres , Policy 3.3 - Increasing housing supply, Policy 3.4 - Optimising housing potential, Policy 3.5 - Quality and design of housing developments, Policy 3.8 - Housing choice, Policy 3.13 - Negotiating affordable housing, Policy 5.2 - Minimising carbon emissions, Policy 5.3 - Sustainable design and construction  
 Policy 5.7 - Renewable energy, Policy 6.9 - Cycling, Policy 7.3 - Designing out crime, Policy 3.13 - Negotiating affordable housing  
 Policy 5.2 - Minimising carbon emissions, Policy 5.3 - Sustainable design and construction, Policy 5.7 - Renewable energy, Policy 6.9 - Cycling  
 Policy 7.3 - Designing out crime, Policy 7.4 - Local character Policy, 7.5 - Public realm, Policy 7.6 - Architecture, Policy 8.2 - Planning obligations.

d] The National Planning Policy Framework

Section 4: Promoting sustainable development

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

Section 10: Meeting the challenge of climate change, flooding and coastal change

Particular consideration was given to the loss of Class B1 floorspace and to employment opportunities within the area. The applicant has provided acceptable evidence that retention of Class B1 floorspace or the development of the site for mixed use purposes would not be viable due to the marketing of the properties for over 24 months, with little interest. The proposal would also bring back into use vacant properties which will provide much needed family and affordable housing on site.

In terms of amenity issues, it is considered that there will be no significant impact on adjoining properties and the scheme will provide a good standard of accommodation for future occupiers.

Particular consideration was given to the merit of the buildings in terms of their appearance, character and historical interest. While there is no conclusive evidence in respect to the age of the buildings, both buildings have been substantially altered since they were constructed. It is accepted that these buildings do have a certain scale, character and identity which they contribute to the surrounding townscape. However their heritage value is not considered to be significant (in terms of architectural quality and historical relevance) and their loss is considered to be acceptable, particularly when taking into account the merits of the replacement scheme. It is considered that the replacement buildings are of a high quality and subject to the imposition of conditions in respect to elevational treatment are considered to improve the appearance of the streetscape. The proposal therefore satisfies the policy requirements for high quality design, including the NPPF expectation that new development has the highest standard of design and protection of amenity for adjoining occupiers.

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: 100, 101C, 102A, 103, 104, 105, 106, 120B, 121A, 122A, 123B, 130, 131

Reason:

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

- 3 Prior to works commencing above grade, material samples of all external facing materials to be used in the carrying out of this permission shall be presented on site, including sample panels of facing brickwork + mortar pointing (at least 1m<sup>2</sup> for each brick type) and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 4 Prior to works commencing above grade, detail-drawings of:
- principal features on the facades including parapets, roof edges, junctions with the existing building, heads, sills and jambs of all openings, and boundary walls at scale 1:5 in section/elevation;
  - details of the disabled parking garage-doors at scale 1:20 elevation and 1:2 in part-section;
  - window-types and external doors/gates at scale 1:10/20 in elevation;
- shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the quality of the design and details is in accordance with The NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan 2007.

- 5 Prior to completion of building works, detailed drawings of a hard and soft landscaping scheme, including enclosures showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, enclosures or pathways layouts, materials and edge details and material samples of hard landscaping) and boundary enclosures, shall be submitted to and approved in writing by the Local Planning Authority and the landscaping and enclosures shall not be carried out otherwise than in accordance with any such approval given. The planting and installation of enclosures shall be carried out prior to occupation of the development and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within two years of the carrying out of the landscaping scheme shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme in accordance with Strategic Policy 11 – Open spaces and wildlife and Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design in the Southwark Plan 2007.

- 6 Construction work on site shall only take place between 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays with no working on Sundays or Bank Holidays without the prior written consent from the Local Planning Authority.

Reason

To ensure that the neighbours of the development do not suffer a loss of amenity from construction works at unreasonable hours in accordance with saved policies 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) .

- 7 The dwellings hereby permitted shall be designed to ensure that:-  
Internal noise levels are not exceeded due to environmental noise: Bedrooms - 30dB LAeq, T \* and 45dB LAFmax  
Living rooms - 30dB LAeq, T †  
\*- Night-time 8 hours between 23:00-07:00  
†Daytime 16 hours between 07:00-23:00. and

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and BS 8233:1999.

- 8 Prior to above grade works, details of soundproofing to be inserted between the living rooms and bedrooms of the dwellings, where the room uses are dissimilar, to demonstrate that there would be a minimum of a 5dB improvement compared with the Building Regulations standard stated in Approved Document E, shall be submitted to and approved in writing by the Local Planning Authority. The sound-proofing shall be carried out in accordance with the details thereby approved prior the occupation of the dwellings and retained as such thereafter.

Reason

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

- 9 Prior to the commencement of works, details of a Construction and Environmental Management Plan and Code of Practice shall be submitted to the local planning authority for approval (which shall oblige the applicant/developer and its contractors to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site).

The Plan and Code of Practice shall include:

- A Specification for method and foundation piling and construction works for each building forming part of the development including consideration of environmental impacts and the required remedial measures;
- A Construction Method Statement including a Construction Logistics Plan including those elements identified in Chapter 7 (Construction) of the Environmental Statement.
- A specification of engineering measures, acoustic screening and sound insulation measures required to mitigate or eliminate specific noise impact.
- A Site Waste Management Plan

The development shall not be carried out otherwise than in accordance with the approved plan.

Reason:

To ensure that residents and occupiers of neighbouring buildings do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Strategic Policy 13 of the Core Strategy 2011 and saved policies 3.1, 3.2, 3.6 and 3.10 of the Southwark Plan 2007.

- 10 The development hereby permitted shall ensure that the flats identified as being capable of occupation by wheelchair users (namely flats 1, 2 and 3 in Block B) are capable of adaptation to the South East London Housing Guidelines wheelchair standards without significant structural alteration. Such units shall be fully fitted out on request from any legitimate purchaser prior to first occupation of the relevant unit, at no additional cost to that purchaser.

Reason:

To ensure the provision of suitable residential accommodation for people with disabilities in accordance with Policy 7.2 of the London Plan 2011.

- 11 Prior to the occupation of each building, details of the cycle storage facilities shall be submitted to and approved in writing by the local planning authority. The approved facilities shall be provided prior to first occupation and thereafter the cycle parking facilities will be retained and used for no other purposes.

Reason:

In order to ensure 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 reduce reliance on the use of the private car in accordance with strategic policy 2 of the Core Strategy 2011 and saved policy 3.5 Walking and Cycling of the Southwark Plan 2007.

- 12 Before first occupation of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the LPA) as relevant to that building shall be submitted to and approved in writing by the Local Planning Authority confirming that CfSH Level 4 will be achieved.

Reason:

To ensure the proposals comply with saved policies 3.3 sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007 and Strategic Policy 13 – High Environmental Standards of the Core Strategy 2011

- 13 The development permitted by this planning permission shall only be carried out in accordance with the following mitigation measures detailed within the approved Flood Risk Assessment by Ambiental (dated 16

March 2012 and reference 1637) and the following mitigation measures detailed within the approved FRA:

- a. finished floor levels for residential uses at ground floor are to be set at a minimum of 3.595 metres above Ordnance Datum (mAOD) and 3.636mAOD for buildings replacing nos. 52-58 and 44-50 respectively (Table S1, Page 5 to 31);
- b. implementation of appropriate flood resilient measures within the ground floor level, where practical considerations allow, using the guidance contained within Approved Document C of the Building Regulations and the document 'Improving the flood performance of new buildings: flood resilient construction' which was published by the Department for Communities and Local Government (CLG) in 2007 (Section 6.1);
- c. The development of each building permitted by this planning permission shall not commence until a surface water drainage scheme for that building based on sustainable drainage principles, where possible, and an assessment of the hydrological and hydro-geological context of the building has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a Sustainable Drainage Strategy (SuDS) hierarchy that achieved reductions in surface water run-off rates to Greenfield rates.

Reason:

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site, in accordance with Policy 5.13 of the London Plan 2011.

- 14 The refuse storage arrangements for the residential uses shown on the approved drawings ; shall be provided and available for use before the first occupation of any dwelling. The facilities provided shall thereafter be retained and shall not be used for any other purpose.

Reason

To ensure that 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 3.7 Waste Reduction of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 15 Details of the biodiversity (green/brown) roof(s) relevant to the building to which it relates shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant building. The biodiversity (green/brown) roof(s) shall be:

- a. biodiversity based with extensive substrate base (depth 80-150mm); and
- b. planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage)

Each biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To ensure the proposed development will preserve or enhance the visual amenities of the locality and is designed for maximum benefit of local diversity in addition to the attenuation of surface water runoff in accordance with saved policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of the Southwark Plan 2007 and Strategic Policy 11 Open Spaces and Wildlife of the Core Strategy 2011.

## **Informative**

The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. In respect to the provision of the crossover, you are advised that this will need to be constructed to a higher standard than normal. You are advised to contact the Principal Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway.