
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	Mr A. Davies Leaf Lane LLP	Reg. Number	12/AP/1630
Application Type	Full Planning Permission	Case Number	TP/2803-A
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of disused public house and construction of a part two/part three/part four storey block of 20 flats comprising 6 x one bed, 10 x two beds, 4 x three beds, together with associated amenity space, 9 car parking bays and 26 cycle parking spaces, with vehicle access onto Wanley Road.

At: 44 WANLEY ROAD, LONDON, SE5 8AT

**In accordance with application received on 21/05/2012
and revisions/amendments received on 25/10/2012**

and Applicant's Drawing Nos. Site plan, CM/11053/t, CM/11053/e, GA-P-L00 Rev E, GA-P-L01 C, GA-P-L02 C, GA-P-L03 C, GA-P-L04 C, GA-S-01 A, GA-S-02 A, GA-E-01 A, GA-E-02 A, GA-E-03 A, GA-E-04 A,

Sustainability Statement & Energy Report, Travel Plan, Tree Report, Daylight & Sunlight Study, Design & Access Statement

Reasons for granting planning permission.

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

a] Saved Policies of The Southwark Plan 2007:

Policy 1.10 (Small Scale Shops and Services Outside the Town and Local Centres and Protected Shopping Frontages) advises that that permission will be granted for changes of use from A Use class if there is a similar facility within 600m radius.

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

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 3.3 (Sustainability Assessment) protects against the loss of amenity, including disturbance from noise, to present and future occupiers on or in the vicinity of the application site.

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 3.7 (Waste Reduction) states that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities, and in relation to major developments this will include addressing how the waste management hierarchy will be applied during construction and after the development is completed.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching

development to availability of infrastructure

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

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 3.14 (Designing Out Crime) states that development should be designed to improve community safety and crime prevention.

Policy 4.2 (Quality of Residential Development) aims to achieve good quality housing to provide for the accommodation needs of the borough.

Policy 4.3 (Mix of Dwellings) advises all major residential new-build development to provide a mix of dwelling sizes and types.

Policy 4.4 (Affordable Housing) requires affordable housing provision within large scale residential development.

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) seeks to ensure that car parking is minimised, but also to control overspill parking in order to prevent loss of amenity.

b] The Core Strategy 2011

SP 1 (Sustainable Development) ensures more intense development for a mix of uses in the growth areas and making sure development makes the most of a site's potential and protects open space.

SP 2 (Sustainable Transport) aims to encourage walking, cycling and the use of public transport rather than travel by car.

SP 5 (Providing New Homes) aims to meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments.

SP 6 (Homes for People on Different Incomes) aims to create mixed communities and provide better homes

SP 7 (Family Homes) aims to create mixed communities and provide better homes.

SP 12 (Design and Conservation) ensures design of development is of the highest possible standards.

SP 13 (High Environmental Standards) requires development to meet the highest possible environmental standards.

SP 14 (Implementation and Delivery) aims to provide enough funding for regeneration.

c] London Plan (2011)

Policy 3.3 Increasing housing supply, Policy 3.5 Quality and design of housing developments, Policy 3.9 Mixed and balanced communities, Policy 3.11 Efficient use of land, Policy 5.3 Sustainable design and construction, Policy, Policy 5.18 Construction, excavation and demolition waste, Policy 6.3 Assessing effects of development on transport capacity, Policy 6.9 Cycling, Policy 6.13 Parking, Policy 7.4 Local character, Policy 7.6 Architecture and Policy 7.15 Reducing noise and enhancing soundscapes.

Particular regard was had to the impact of the development on the surrounding area and the streetscape but it was considered that this would contribute positively to the streetscape and the surrounding area in general. Regard was also had to impacts on the amenity of adjoining and nearby occupiers and it was considered that there would be no undue harm arising. There was not considered to be harm arising by reason of transport impacts, and it was considered that the scheme would provide for a good quality of residential accommodation. 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:

GA-E-01A, GA-E-02A, GA-E-03A, GA-E-04A, GA-P-L00E, GA-P-LO1C, GA-P-L02C, GA-P-L03C, GA-P-L04C, GA-S-01A, GA-S-02A

Reason:

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

- 3 Samples of the materials to be used in the carrying out of this permission shall be provided on site 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 Saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of The Core Strategy 2011.

- 4 The refuse storage arrangements shown on the approved drawings GA-P-L00E shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 5 The cycle storage facilities as shown on drawing GA-P-L00 rev E shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Saved Policies 5.3 'Walking and Cycling' of the Southwark Plan (July 2007) and Strategic Policy 2 'Sustainable Transport' of the Core Strategy 2011.

- 6 **Bird and bat boxes**

Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any works above ground level commencing on site.

No less than 4 nesting boxes and 6 bat bricks or tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Strategic Policy 11 'Open Spaces and Wildlife' of the Core Strategy 2011 and Saved Policy 3.28 'Biodiversity' of the Southwark Plan (July 2007)

- 7 **Landscaping plan**

Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of

hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), 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

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

8 **Tree planting**

No works or development shall take place until full details of all proposed tree planting or transplanting, and the proposed times of planting, have been approved in writing by the local planning authority. This shall include planting and maintenance specifications, use of guards or other protective measures to prevent damage by dogs and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times and retained for the duration of use. Planting shall comply with BS: 4428 Code of practice for general landscaping operations.

Nine Lime trees of minimum size 25-30 cm girth shall be planted in mitigation of the loss of the nine trees and associated canopy cover in order to facilitate development.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 6.10 Walking; Policy 7.4 Local character; Policy 7.5 Public realm; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design; Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

9 **Green/brown roof/ living walls/ vertical gardens and planters**

Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens and planters to be used in the carrying out of this permission 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, and the green/brown roof/ living walls/ vertical gardens and planters shall be retained for the duration of the use.

Where trees and large shrubs are proposed to be provided within planters the soil volume shall be a minimum of 4 cubic metres per tree and 1 cubic metre per shrub or climbing plant. All planters are to provide a minimum internal soil height of 1m height. Where these are at ground level planters shall have their bottoms open to native soil beneath so that roots may naturally colonise and exploit such soil. Details of irrigation shall be provided such that water is available for the maintenance of all planters by mains, grey water or other sustainable drainage specification such as attenuation tanks.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12; London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design; Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

10 **Ecological management plan**

Prior to the occupation of the development, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include details of the following elements: The green walls/brown roofs, soft landscaping and nesting/roosting features.

Reasons

In order to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation in accordance with Strategic Policy 11 'Open Spaces and Wildlife' of the Core Strategy 2011 and Saved Policy 3.28 'Biodiversity' of the Southwark Plan (July 2007).

11 **Soundproofing to be inserted between party walls**

Prior to works above grade commencing, details of soundproofing to be inserted between party walls where there are rooms of different functions either side 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 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.

12 **Internal ambient noise levels**

The scheme shall be designed to meet the performance standards set out below:

Bedrooms- 30dB LAeq,T* and 45dB LAfmax

Living rooms- 30dB LAeq, T*

*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources 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.

13 The window(s) on the east elevation of the building that serves flats 4, 5, 10, 11, 15, 16, 19 and 20 shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at the adjoining block of flats at 15 - 26 Wanley Road from undue overlooking 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 (July 2007).

14 **Code for Sustainable Homes**

Before the first occupation of the building hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority), shall be submitted to and approved in writing by the Local Planning Authority, confirming that a minimum Level 4 or equivalent Code Level rating

has been met.

Reason

To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with Strategic Policy 13 'High environmental standards' of the Core Strategy (2011), saved policies 3.4 (Energy Efficiency') and 3.9 'Water' of the Southwark Plan (2007), the adopted Sustainable Design and Construction SPD (2009) and the National Planning Policy Framework 2012.

- 15 **Photovoltaic panels and energy**
The photovoltaic panels as shown on drawing GA-P-L04C and as detailed in the Sustainability and measures as set out in the submitted Energy Report by MES Energy Services shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained.

Reason

To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with Strategic Policy 13 'High environmental standards' of the Core Strategy (2011), saved policies 3.4 (Energy Efficiency') and 3.9 'Water' of the Southwark Plan (2007), the adopted Sustainable Design and Construction SPD (2009) and the National Planning Policy Framework 2012.