
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	Crawford Equipment Europe	Reg. Number	12/AP/3538
Application Type	Full Planning Permission	Case	TP/2339-A
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

New abatement equipment and cooling plant to first floor flat roof.

At: HONOR OAK CREMATORIUM, BROCKLEY WAY, LONDON SE4 2LJ

In accordance with application received on 31/10/2012

and Applicant's Drawing Nos. Site Plans, Dwg. No. 12/09/01, Dwg. No. 12/09/02, Design & Access and Heritage Statement, photographs and listing description, Appendix D-1; Appendix D-2; Appendix D-3; Appendix D-4 (Noise Data);

Reasons for granting permission.

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

a) Saved Southwark Plan Policies: 3.1 'Environmental Effects' seeks to protect the environment from adverse impacts of development, 3.2 'Protection of Amenity' advises that permission will not be granted where it would cause a loss of amenity. Policy 3.12 'Quality in Design' requires new development to achieve a high quality of architectural and urban design. Policy 3.17 'Listed Buildings' requires that development proposals involving a listed building should preserve the building and its features of special architectural or historic interest; 3.25 Metropolitan Open Land which safeguards MOL from inappropriate development and 3.28 Biodiversity that safeguards the nature conservation interest of the site.

b) Core Strategy Policies; 1 'Sustainable Development' seeks to protect the environment through new development, 11 Open Spaces and Wildlife that protects MOL and nature conservation interest, 12 'Design and Conservation' seeks quality design in new development and the conservation and enhancement of the historic environment. Strategic Policy 13 'High Environmental Standards' which requires developments to meet the highest possible environmental standards.

c) The National Planning Policy Framework Sections 7, 11 and 12

Particular regard was had to the impact on the grade II listed building and the impact upon amenity of the nearest residential properties that could potentially result from the proposed air-conditioning units. However it was considered that there was no negative impact on the grade II listed building and, with the use of conditions limiting noise levels, the impacts on nearby residents would not be so significant as to justify refusing permission. 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:

Dwg. No. 12/09/01 Dwg; No. 12/09/02

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 3.17 'Listed Buildings' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.

- 4 (a) The noise level from any plant (e.g. refrigeration, air conditioning), together with any associated ducting, shall be 10dB (LAeq, 5min) or more below the lowest measured external ambient LA90, 15min* at any area of the public realm. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

(b) Within one month of the installation of the plant and equipment, a further acoustic report to demonstrate compliance with the requirements approved at (a) shall be submitted to and approved in writing by the Local Planning Authority, and the report shall include:

- i) A schedule of all plant and equipment installed;
- ii) Location of the plant, associated ducting, attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Location of the most affected noise sensitive receptor locations and most affected windows;
- v) Distance between plant, equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location/s;
- vi) The lowest existing LA90, T measurement as already established;
- vii) Noise monitoring data, measurement evidence, calculations demonstrating compliance with this condition.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

Statement of positive and proactive action in dealing with the application

The application was dealt with in a timely manner and reported to the first available committee for decision.