
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 J Smart Bespoke Home Ltd	Reg. Number	12/AP/2634
Application Type	Full Planning Permission	Case Number	TP/2135-93
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of 14 existing lock-up garages and construction of a three storey building containing 8 residential units (comprising 4 x two and 4 x one bedroom units) with associated bin and bicycle stores and landscaping.

At: LAND TO REAR OF 93 GROVE LANE, LONDON, SE5 8SN

In accordance with application received on 09/08/2012 12:01:32

and Applicant's Drawing Nos. 00018-001 Rev A, 018-005 Rev A, 018-010 Rev B, 018-011 Rev A, 018-020 Rev C, 018-101 Rev E, 018-106 Rev E, 018-107 Rev A, 018-110 Rev G, 018-111 Rev F, 018-112 Rev H, 018-120 Rev B, 018-121 Rev D, 018-122 Rev D, 018-123 Rev E, 018-124 Rev G, 018-130 Rev D, 018-131 Rev D, 018-133 Rev C, 018-134 Rev A, 018-136, 018-150 Rev F, 018-151 Rev G, 018-152 Rev I, 018-195 Rev A

Sunlight and Daylight Report
Refuse Management Strategy
Design and Access Statement
Heritage Statement
Unilateral Undertaking

Reasons for granting permission.

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

a] Strategic Policies of the 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 which seeks to encourage walking, cycling and the use of public transport rather than travel by car.

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 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

b] Saved policies of the Southwark Plan [2007]:

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 3.7 (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 3.9 (Water) seeks to ensure that all developments should incorporate measures to reduce the demand for water, recycle grey water and rainwater, and address surface run off issues, and have regard to prevention of increase in flooding and water pollution.

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) seeks to ensure that development in both the private and public realm is designed to improve community safety and crime prevention.

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 3.18 (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 site.

Policy 4.1 (Density of residential development) states that residential development will be expected to comply with a range of density criteria taking into account the quality and impact of any non residential uses, and in relation to efficient use of land, having regard to factors such as location and public transport accessibility levels, facilitating a continuous supply of housing in London, but subject to high quality housing being provided and balanced against the need for other uses which also contribute to the quality of life.

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 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.

c] Policies of the London Plan 2011

- 3.3 Increasing housing supply
- 3.5 Quality and design of house developments
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 7.1 Building London's neighbourhoods and communities
- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology

d] National Planning Policy Framework (NPPF) 2012

Particular regard was had to the potential impacts of the scheme on the amenity of surrounding occupiers and future occupiers of the subject site including overlooking and loss of daylight and sunlight access, and its relationship with the

streetscene and wider setting and it was considered that subject to conditions the scheme would not result in any harm in relation to these matters. The proposal was considered to enhance the character and appearance of this part of the Conservation Area, and preserve the setting of the adjacent listed building. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following conditions:

- 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: 018-020 Rev C, 018-101 Rev E, 018-106 Rev E, 018-107 Rev A, 018-110 Rev G, 018-111 Rev F, 018-112 Rev H, 018-120 Rev B, 018-121 Rev D, 018-122 Rev D, 018-123 Rev E, 018-124 Rev G, 018-130 Rev D, 018-131 Rev D, 018-133 Rev C, 018-134 Rev A, 018-136, 018-150 Rev F, 018-151 Rev G, 018-152 Rev I, 018-195 Rev A

Reason:

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

- 3 Prior to works commencing above grade, samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be presented 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. Facing brickwork shall be presented in panel(s) of at least 1m², complete with mortar/pointing.

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, section detail-drawings at a scale of 1:2/1:5 through:
- principal features on the facades;
 - parapets and roof/terrace edges;
 - junctions with the existing building;
 - heads, sills and jambs of all openings;
 - boundary wall/screens, and;
 - an elevation of the western gable wall at scale 1:50 with details at 1:5 showing the architectural treatment to give this wall more aesthetic interest.
- 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 No development shall take place, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) measures to control the emission of dust and dirt during construction;
- vi) a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, 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).

- 6 Prior to works commencing above grade details of external lighting [including design, power and position of luminaries] of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing. The approved lighting shall be installed prior to first occupation and retained as such thereafter.

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 - Design and Conservation and Strategic Policy 13 'High environmental standards' of The Core Strategy 2011 and Saved Policies 3.2 'Protection of Amenity' and 3.14 'Designing out crime' of the Southwark Plan 2007.

- 7 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the premises before first occupation 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 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.

- 8 The cycle storage facilities as shown on drawing (018-110 Rev G) 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 without prior written consent of the local planning authority.

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 3.2 'Protection of Amenity' and 5.3 'Walking and cycling' of the Southwark Plan 2007 and strategic policy 2 'Sustainable Transport' of the Core Strategy 2011.

- 9 Detailed drawings of a landscaping scheme, including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council in writing prior to commencing above grade work. The landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason:

To ensure a good level of amenity and to preserve and enhance the special architectural and historic interest of the listed building, in accordance with saved policies 3.2 'Protection of amenity' and 3.17 'Listed buildings' of the Southwark Plan 2007 and strategic policies 12 'Design and Conservation' and 13 'High Environmental Standards' of the Core Strategy 2011.

- 10 Prior to commencement of above grade works details of the means of enclosure for all site boundaries shall be submitted to and approved by the local planning authority in writing and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason:

To ensure a good level of amenity and security in accordance with saved policies 3.2 'Protection of amenity' and 3.14 'Designing out crime' of the Southwark Plan 2007 and strategic policies 12 'Design and Conservation' and 13 'High Environmental Standards' of the Core Strategy 2011.

- 11 Prior to the commencement of above grade works details of the green roof areas to be used in the carrying out of this permission, including depth of planting substrate and species of planting and maintenance strategy, shall be submitted to and approved in writing by the Local Planning Authority. The green roofs shall be installed in strict accordance with the approved detail prior to first occupation and maintained as such thereafter.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in

compliance with saved policies 3.13 'Urban Design' and 3.28 'Biodiversity' of the Southwark Plan 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 12 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 – Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 13 a) Before any above grade work hereby authorised begins, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum 4 or equivalent Code Level rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
b) 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 the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with Strategic Policy 13 'High environmental standards' of The Core Strategy 2011 and Saved Policies 3.3 'Sustainability' and 3.4 'Energy Efficiency' of the Southwark Plan 2007.

- 14 The windows on the western elevation of the building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure and fixed glazing without the prior written approval of the Local Planning Authority.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 93 Grove Park from undue overlooking 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.

- 15 Prior to the commencement of development a full survey shall be submitted to the Local Planning Authority for approval in writing providing the following:

- i) existing and proposed ground (and slab) levels across the application site
- ii) existing ground levels of adjacent sites
- iii) existing building heights of all adjacent buildings
- iii) the height of the building hereby approved in relation to these neighbouring ground levels and building heights

The development shall thereafter be undertaken strictly in accordance with these levels unless otherwise agreed in writing by the local planning authority.

Reason:

To ensure that the building is constructed at the height approved to protect the amenity of neighbouring 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.

Statement of positive and proactive action in dealing with the application

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended accordingly.

Informatives

- 1 The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer through entering into a S278 agreement. 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. 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. The applicant is recommended to view Appendix 4 of the Southwark Council Sustainable Transport Supplementary Planning Document.

- 2 This application granted is subject to the Mayoral Community Infrastructure Levy. The Liability Notice issued by Southwark Council will state the chargeable floor space and current rate. The relevant parties will need to submit an Assumption of Liability Notice and a Commencement Notice to Southwark Council prior to Commencement. There are a number of legal requirements for the relevant parties to adhere to. For more information on this see the DCLG website at <http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>