
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	Repairsecond Ltd	Reg. Number	12/AP/3529
Application Type	Full Planning Permission	Case	TP/1140-134
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of 1st to 5th floor rear extensions to provide additional office space and change of use of 5th floor and new 6th floor to provide 7 self-contained flats (5 x one-bed and 2 x two bed).

At: MAYA HOUSE, 134-138 BOROUGH HIGH STREET, LONDON, SE1 1LB

In accordance with application received on 31/10/2012 08:00:44

and Applicant's Drawing Nos. 1222_E_01, 1222_E_100, 1222_E_101, 1222_E_102, 1222_E_103, 1222_E_104, 1222_P_200, 1222_P_201, 1222_P_202, 1222_P_203, 1222_P_204, 1222_P_205, 1222_P_206, 1222_P_207, 1222_P_208, 1222_P_300, 1222_P_301, 1222_P_302, 1222_P_303, 1222_P_500, 1222_P_501
Design and Access statement, Archaeological Desk Based Assessment,

Reasons for granting permission.

a] 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 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.

b] Saved Policies of The Southwark Plan 2007:

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

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

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.

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 5.12 Flood risk management, 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.

National Planning Policy Framework

- 1) Building a strong competitive economy
- 4) Promoting sustainable transport
- 6) Delivering a wide choice of high quality homes
- 7) Requiring good design
- 12) Conserving and enhancing the historic environment

Particular regard was had to the additional storey proposed, however this was considered to be acceptable given the varied context to the site. Regard was also had to the lack of off street car parking provision that would result from the proposed development but this was considered to be adequately mitigated by the conditions included and consideration was also given to the quality of the development and the standard of residential accommodation and quality of replacement commercial floorspace that would follow from the proposed development, all of which were found to be acceptable. Regard was also had to impacts on the amenity of adjoining and nearby occupiers and the development potential of adjoining sites, and it was considered that there would be no undue harm arising. 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: 1222_P_200, 1222_P_201, 1222_P_202, 1222_P_203, 1222_P_204, 1222_P_205, 1222_P_206, 1222_P_207, 1222_P_208, 1222_P_300, 1222_P_301, 1222_P_302, 1222_P_303, 1222_P_500, 1222_P_501

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 by the Local Planning Authority in writing before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of in the interest of the appearance of the building in accordance with Strategic Policy 12 'Design and Conservation' of the Core Strategy 2011 and Saved Policy 3.12 'Quality in Design' of the Southwark Plan (July 2007).

- 4 Prior to the commencement of the development, details of the management of the refuse storage area shown on the approved plans to ensure its use by future occupiers shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and the refuse storage area provided prior to the occupation of the flats and retained as such thereafter.

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 Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan (UDP) July 2007.

- 5 Details of the facilities to be provided for the secure storage of cycles shall be submitted to and approved by

the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

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 Strategic Policy 2 'Sustainable Transport' of the Core Strategy 2011 and Saved Policy 5.3 'Walking and Cycling' of the Southwark Plan (July 2007).

- 6 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.

- 7 The flats hereby permitted shall be designed to attain the following internal noise levels:

Bedrooms- 30dB LAeq,T* and 45dB LAfmax
Living rooms- 35dB 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

- 8 The rated noise level from any plant, together with any ducting, shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises. The method of assessment shall be carried out in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'

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 Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 9 Before any work hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 10 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 11 1.8m high screening to all west facing balconies on the rear extensions and between the top floor terrace at

the front of the building and the adjoining Maple Building shall be installed prior to the occupation of the extensions and retained as such thereafter.

Reason

To ensure no loss of privacy to the adjoining occupiers of the Maple Building, 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 Details of a scheme of sound proofing to the fifth floor landing area of the Maple Building next to the new door into Maya House shall be submitted to and approved in writing by the Local Planning Authority. The approved sound proofing measures shall be installed prior to the occupation of the flats and shall be retained as such thereafter.

Reason

To ensure no loss of amenity through noise and disturbance to the adjoining occupiers of the Maple Building, 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).

- 13
- a) Before any work hereby authorised begins, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum level 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.

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.