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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>	Telford Road Developments Ltd	<b>Reg. Number</b>	12/AP/3987
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/31-6
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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#### Planning Permission was **GRANTED** for the following development:

Change of use of 454sqm of vacant ground floor commercial floorspace (flexible Use Class A1, A2, A3, B1 & D1 floorspace) to residential (Use Class C3) and associated elevational changes. The proposed residential use comprises 7 residential units (4 x 1 Bed, 2 x 2 Bed & 1 x 3 Bed). The application also proposes additional door openings to the ground floor commercial unit located in block C (adjacent to Grange Yard).

**At:** LARNACA WORKS, GRANGE WALK, LONDON SE1 3EW

**In accordance with application received on 14/12/2012**

**and Applicant's Drawing Nos.** PL 1000/P4, A(PL)100/P3, B(PL)100/P3, C(PL)100/P1, C(PL)300/P1, B(PL)301/P4, A(PL)301/P3, B(PL)302/P4, A(PL)300/P1, B(PL)300/P2, A(PL)099/P2

#### Reasons for granting planning permission

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

#### National Planning Policy Framework

Section 1: Building a strong competitive economy

Section 4: Promoting sustainable development

Section 6: Delivering a wide choice of good quality homes

Section 7: Requiring good design

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

Section 11: Conserving and enhancing the natural environment

#### Policies of the London Plan 2011

Policy 3.3 "Increasing Housing Supply sets out the housing targets for London and individual boroughs.

Policy 3.5 "Quality And Design Of Housing Developments" states that the design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and provision of public, communal and open spaces.

Policy 3.6 "Children And Young People's Play And Informal Recreation Facilities" requires housing development to include provision for play and informal recreation based on the expected child population generated by the scheme and an assessment of future needs.

Policy 3.8 "Housing Choice" states that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.

Policy 5.3 "Sustainable Design And Construction" states that development should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.

Policy 5.11 "Green roofs And Development Site Environs" states that major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible.

Policy 5.12 "Flood Risk Management" states that major development proposals must comply with flood risk assessment and management requirements.

Policy 5.13 "Sustainable Drainage" states that development should utilise sustainable urban drainage systems (SUDS)

and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy 6.9 "Cycling" supports the increase in cycling in London.

Policy 6.10 "Walking" supports the increase in walking in London.

Policy 6.13 "Parking" states that maximum standards to parking levels should be applied to planning applications.

Policy 7.2 "An Inclusive Environment" requires all new development to achieve the highest standards of accessible and inclusive design.

Policy 7.3 "Designing Out Crime" seeks to create safe, secure and appropriately accessible environments.

Policy 7.6 "Architecture" that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

#### Strategic policies of the Core Strategy 2011

Strategic Policy 1 – Sustainable development requires development to improve the places we live and work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 – Sustainable transport states that we will encourage walking, cycling and the use of public transport rather than travel by car.

Strategic Policy 5 – Providing new homes requires development to meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments, particularly in our growth areas.

Strategic Policy 6 – Homes for people on different incomes seeks to ensure that developments provide homes including social rented, intermediate and private for people on a wide range of incomes. Developments should provide as much affordable housing as is reasonably possible whilst also meeting the needs of other types of development and encouraging mixed communities.

Strategic Policy 7 – Family homes states that development will provide more family housing with 3 or more bedrooms for people of all incomes to help make Southwark a borough which is affordable for families. New homes will have enough space for the needs of occupants.

Strategic Policy 12 – Design and conservation requires development to 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 requires development to respect the limits of the planet's natural resources, reduce pollution and damage to the environment, and help us adapt to climate change.

Strategic Policy 14 - Implementation and delivery advises that planning obligations will be used to reduce or mitigate the impact of developments where appropriate.

#### Saved policies of the Southwark Plan 2007

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.

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" protects against the loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site.

Policy 3.4 "Energy efficiency" states that development should be designed to maximise energy efficiency and to minimise and reduce energy consumption and CO2 emissions.

Policy 3.6 "Air quality" states 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 as well as demonstrate how the waste management hierarchy will be applied during construction and after the development is completed.

Policy 3.11 "Efficient use of land" states that all developments should ensure that they maximise the efficient use of land.

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" states that developments, in both the private and public realm, should be designed to improve community safety and crime prevention.

Policy 4.1 "Density of residential development" provides density ranges for different zones within the borough.

Policy 4.2 "Quality of residential accommodation" advises that permission will be granted for residential development provided that they achieve good quality living conditions and high standards of accessibility, privacy and outlook, natural daylight and sunlight, ventilation, outdoor space, safety and security, and protection from pollution.

Policy 4.3 "Mix of dwellings" states that all major residential development should provide a mix of dwelling sizes and types to cater for the range of housing needs of the area.

Policy 5.1 "Locating developments" states that the location of development must be appropriate to the size and trip-generating characteristics of the development.

Policy 5.2 "Transport impacts" states that planning permission will be granted for development unless there is an adverse impact on transport networks, and/or adequate provision has not been made for servicing, circulation and access to and from the site, and/or consideration has not been given to impacts on the Transport for London road network.

Policy 5.3 "Walking and cycling" advises that planning permission will be granted for development provided there is adequate provision for pedestrians and cyclists within the development and where practicable within 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 and the mobility impaired" seeks to ensure that developments provide adequate parking for disabled people and the mobility impaired.

#### Southwark Supplementary Planning Documents

Residential Design Standards 2011 seeks high quality design for all residential properties.

Section 106 Planning Obligations SPD 2007 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.

The principle of redevelopment of this site for residential use is supported and in line with Southwark and London Plan policies which seek to increase the supply of housing. The site is a suitable, sustainable location close to public transport and services. The proposal utilises a vacant ground floor commercial space which marketing evidence has demonstrated is unviable. Subject to conditions, the development in terms of its form, scale and materials would not have a harmful impact on the local environment. The overall quality and standard of accommodation provided is acceptable. The amenity impacts resulting from the development have been considered, and taking into account the site specific circumstances, are on balance considered to be acceptable. It is considered that the scheme has been adequately amended during the course of the application to address concerns raised within representations and on balance, an acceptable solution has been met that is considered acceptable against planning policy. The proposal would not have a significant impact on the highway network and any impact can be controlled through condition. The scheme is therefore considered to comply with the NPPF, London Plan and the relevant Southwark Core Strategy and saved Southwark Plan policies.

#### **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 facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing of the existing building.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 3 Prior to commencement of the development hereby approved, full details of the additional proposed landscaping area including material details and planting species to be used in the carrying out of the development, shall be submitted to the Council or made available on site for inspection, and details 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 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..

- 4 Notwithstanding any details hereby approved, before any above grade work hereby authorised begins, details of the means of enclosure for all ground floor terraces including section drawings and material samples 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.

Reason:

In the interests of visual and residential amenity in accordance with saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007 and Strategic Policy 12 of the Core Strategy 2011.

- 5 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms- 30dB LAeq, T \* and 45dB LAFmax

Living rooms- 35dB LAeq, T †

\*- Night-time 8 hours between 23:00-07:00

†Daytime 16 hours between 07:00-23:00.

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).

- 6 The cycle storage facilities as shown on the approved plans 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 policy 5.3 'Walking and cycling' of the Southwark Plan (2007) and strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

- 7 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.

- 8 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

PL 1000/P4, A(PL)100/P3, B(PL)100/P3, C(PL)100/P1, C(PL)300/P1, B(PL)301/P4, A(PL)301/P3, B(PL)302/P4, A(PL)300/P1, B(PL)300/P2, A(PL)099/P2

Reason:

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

**Statement of positive and proactive action in dealing with the application**

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance. Discussions were held with the applicant during the course of the application to secure amendments in response to issues raised and develop an acceptable scheme.