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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>	Mr David Meyers	<b>Reg. Number</b>	12/AP/1818
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1495-222
<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:**

Construction of a second floor and part third floor extension above existing office building to provide 3no. residential flats (2 x two bedroom and 1 x one bedroom) with terraces.

**At:** 4-7 VINE YARD, LONDON SE1 1QL

**In accordance with application received on** 04/06/2012 08:02:15

**and Applicant's Drawing Nos.** Design & Access Statement, Daylight, Sunlight & Overshadowing Report Aug. 2012  
4-7VSE1 - 00 rev 00; 4-7VSE1 - 01 rev 00; 4-7VSE1 - 02 rev 00; 4-7VSE1 - 03 rev 00; 4-7VSE1 - 04 rev 00; 4-7VSE1 - 05 rev 01; 4-7VSE1 - 06 rev 00; 4-7VSE1 - 07 rev 00; 4-7VSE1 - 08 rev 01; 4-7VSE1 - 09 rev 00

**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.

Particular regard was had to the two additional storeys proposed above the existing building, 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 and standard of the residential accommodation 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: 4-7VSE1 - 06 rev 00, 4-7VSE1 - 07 rev 00, 4-7VSE1 - 08 rev 01, 4-7VSE1 - 09 rev 00

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 above ground works 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 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse have been submitted to and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no 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 Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 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 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 Prior to the occupation of the development, a post construction Code for Sustainable Homes assessment demonstrating how the building has achieved a minimum of Code Level 4 shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the Local Planning Authority may be satisfied as to the energy efficiency measures and sustainability of the development, in accordance with Saved Southwark Plan policy 3.4 'Energy efficiency' and Strategic Policy 13 High environmental standards of The Core Strategy 2011.

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