
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 P Howden Grove Park Projects Limited	Reg. Number	13/AP/0583
Application Type	Full Planning Permission	Case Number	TP/2154-25
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retention of a new 5 storey building comprising eight residential units with basement car park for eight cars, sixteen bicycles and landscaping to front and rear. (Amendment to previously consented scheme reference 07-AP-0144, to include altered depth and height of building, alteration to accommodation mix, and alteration to materials).

At: 26 GROVE PARK, LONDON SE5

**In accordance with application received on 04/03/2013 12:07:59
and revisions/amendments received on 26/05/2013**

and Applicant's Drawing Nos. P(0)100; P(0)001A; P(0)002B; P(0)003A; P(0)004A; P(0)005B; P(0)006B; P(0)008-1 Rev A; P(0)008 Rev D; P(0)009B; P(0)010A; P(0)011A; P(0)012B; P(0)013B; P(0)014A; P(0)015A; P(0)016Rev C; P(0)017B; P(0)018B; P(0)019C; P(0)021C; P(0)022C; P(0)023B; P(0)024C; P(0)025C; P(0)026B; P(0)027C; P(0)028B; 205.10.2A Design and Access statement; Letter from NRG consulting dated 04/03/13; Daylight and Sunlight report.

Reasons for granting permission.

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

Strategic policies of the Core Strategy 2011

Strategic Policy 1 – Sustainable development: requires new developments to help meet the needs of a growing population in a way that respects the planet's resources and protects the environment.

Strategic Policy 2 – Sustainable transport: requires new developments to help create safe attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 5 – Providing new homes: requires that the housing needs of people who want to live in Southwark are met by providing as much housing as possible, whilst ensuring that land remains for other types of development.

Strategic Policy 11 – Open spaces and wildlife: States that development should improve, protect and maintain a network of open spaces and green corridors, provide sport and leisure and food growing opportunities, and protect and protect and improve habitats for a variety of wildlife.

Strategic Policy 12 – Design and conservation: Requires development to achieve the highest standard of design for buildings and public spaces, and to help create attractive and distinctive spaces.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

Saved policies of the Southwark Plan 2007

3.2 Protection of Amenity (advises that permission would not be granted where it would cause a loss of amenity);

3.7 Waste Reduction (advises that developments should make adequate provision for the storage and collection of waste and recyclables);

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, avoid compromising development potential, providing adequate access, circulation and servicing, and matching development to the availability of infrastructure);

3.12 Quality in Design (requires new development to achieve a high standard of architectural design);

3.13 Urban Design (advises that principle of good urban design should be taken into account in all new developments);

3.15 Conservation of the Historic Environment: States that development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

3.16 Conservation Areas (requires developments to preserve or enhance the character or appearance of the conservation area)

3.28 Biodiversity, which seeks to encourage within developments, measures which enhance biodiversity.

4.2 Quality of Residential Accommodation (states that planning permission will be granted for new residential developments provided that they achieve good quality living conditions, high standards of accessibility, including seeking to ensure that new housing is built to Lifetime Homes standard, privacy and outlook, natural sunlight and daylight, space, including green space, safety, and protection from pollution);

5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;

5.3 Walking and Cycling (seeks to ensure that there is adequate provision for pedestrians and cyclists in and around the site);

5.6 Car Parking (states that all developments requiring car parking should minimise the number of spaces provided).

5.7 Car Parking standards for the disabled and mobility impaired, which advises that developments must provide adequate parking for disabled people.

Policies of the London Plan 2011

Policy 3.8 Housing choice; Policy 7.4 Local character; Policy 7.5 Public realm; Policy 7.6 Architecture; Policy 7.8 Heritage assets and archaeology

National Planning Policy Framework

Sections 6 and 12 are particularly relevant.

Particular regard was had to impact of the development on neighbouring amenity and on the character and appearance of the conservation area. Also particularly relevant is the existence of the extant planning permission which is substantially implemented. No significant adverse amenity impacts were envisaged, and the scheme was not considered be having a harmful impact on the character or appearance of the conservation area. 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 not be carried out otherwise than in accordance with the following approved plans:
P(0)005B; P(0)006B; P(0)008-1 Rev A; P(0)008 Rev D; P(0)009B; P(0)010A; P(0)011A; P(0)012B; P(0)013B; P(0)014A; P(0)015A; P(0)016 Rev C; P(0)017B; P(0)018B; P(0)019C; P(0)021C; P(0)022C; P(0)023B; P(0)024C; P(0)025C; P(0)026B; P(0)027C; P(0)028B; 205.10.2A

Reason:

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

- 2 The development shall achieve a score of at least 64.48% on the Code for Sustainable Homes rating, as set out in the letter from NRG consulting, dated 04/03/13, this being the closest possible score to the 68% required to attain Code 4 rating.

Reason

To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with Policy 3.1 (Environmental Effects) of the Southwark Plan 2007,

SP13 High Environmental Standards of the Core Strategy 2011, as well as Policy 5.1 Climate change mitigation Policy 5.7 Renewable energy; Policy 5.8 Innovative energy technologies; Policy 5.13 Sustainable drainage; and Policy 5.14 Water quality and wastewater infrastructure; of the London Plan 2011.

- 3 Unless previously discharged, drawings to a scale of 1:20 and 1:5 showing the front gate shutter mechanism and detail shall be submitted and approved in writing by the Local Planning Authority, prior to the occupation of the development on site.

Reason:

In order to ensure that the quality of the development meets policies 3.12 Quality in Design and 3.16 Conservation Areas of the Southwark Plan 2007, and SP12 Design and Conservation of the Core Strategy 2011.

- 4 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.

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 Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan, February 2007 and SP12 Design and Conservation of the Core Strategy 2011.

- 5 Unless previously discharged, details as to the size of the bin store, the bin sizes provided, location in relation to the road, and recycling provision shall be submitted and approved in writing before the units are occupied, and the development shall thereafter be carried out in accordance with the approved details.

Reason:

Although it has been demonstrated in the application that there is space for this, further details are required to show that the refuse requirements can be met in accordance with policy 3.2 Protection of Amenity, of the Southwark Plan 2007 and SP13 High Environmental Standards of the Core Strategy 2011.

- 6 All residential premises shall be designed in accordance with BS8233:1999 'Sound insulation and noise reduction for buildings-Code of Practice' to attain the following internal noise levels, with appropriate ventilation:

Criterion Typical situations Design range $L_{Aeq, T}$

Good resting conditions Living rooms 35 dB (day: T = 16 hours 07:00 – 23:00)

Good sleeping conditions Bedrooms 30 dB (night: T = 8 hours 23:00 – 07:00)

L_{Amax} 45 dB (night 23:00 – 07:00)

A validation test shall be carried out on a relevant sample of premises following completion of the development but prior to occupation. The results shall be submitted to the LPA for approval in writing.

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 Policy 3.2 'Protection of Amenity' of the Southwark Plan and SP13 High Environmental Standards of the Core Strategy 2011.

- 7 The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs. Unless previously discharged, a report shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

A validation test shall be carried out on a relevant sample of premises following completion of the development but prior to occupation. The results shall be submitted to the LPA for approval in writing.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 8 Trees shall be planted in accordance with drawing number 205.10.2A submitted in response to the Tree Replacement Notice served on 19/12/11.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 3996 Nursery stock specification, BS: 5837 Trees in relation to construction and BS: 7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

The works shall be carried out by 11/01/13, in accordance with the Tree Replacement Notice.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 9 The proposed building shall be no higher than the highest point of the neighbouring existing building at No. 25 Grove Park.

Reason:

To ensure that the proposed building is in keeping with the height and scale of neighbouring properties and the streetscene and in order to accord with Policies 3.12 and 3.13 of the adopted Southwark Plan (July 2007), and SP12 Design and Conservation of the Core Strategy 2011.

Statement of positive and proactive action in dealing with the application

Advice given prior to the submission of the application, was followed.

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.