
RECOMMENDATION

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	Delta Homes	Reg. Number	13/AP/0955
Application Type	Full Planning Permission	Case Number	TP/2467-151
Recommendation	Grant with 'Grampian' Condition		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of 7 dwellings (3 x 4 bedroom and 4 x 5 bedroom) ranging in height from two to three storeys; associated refuse storage, cycle parking and landscaping.

At: 151-161 GORDON ROAD, LONDON SE15 3RT

In accordance with application received on 04/04/2013 12:04:07

and Applicant's Drawing Nos. 01 of 01; D-02; D-03; D-04; D-05; D-06; D-07; D-08; D-09; D-10; D-11; D-12; D-13; D-14; D-15; D-16; D-17; Shadow Study; Arboricultural Implications Assessment; Planning Statement; Transport Statement; Air Quality Assessment; Design and Access Statement;

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:

D-02; D-03; D-04; D-05; D-06; D-07; D-08; D-09; D-10; D-11; D-12; D-13; D-14; D-15; D-16; D-17

Reason:
For the avoidance of doubt and in the interests of proper planning.
- 3 Samples of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved by the Local Planning Authority before any work to the external facade is commenced; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:
In order that the Local Planning Authority may be satisfied as to the design and details 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', 3.15 'Conservation of the historic environment' and 3.16 'Conservation areas' of the Southwark Plan July 2007.
- 4 Notwithstanding the requirements of condition 3 above, all 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 unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

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 Strategic Policy 12 'Design and conservation' of the Core Strategy 2011 and saved Policies 3.12 'Quality in Design', 3.13 'Urban Design', 3.15 'Conservation of the historic environment' and 3.16 'Conservation areas' of the Southwark Plan July 2007.

- 5 The residential refuse storage arrangements for the housing fronting Gordon Road shown on the approved drawings shall be provided and available for use by the occupiers of these dwellings 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.

Further details of the refuse storage arrangements for the houses to the rear shall be submitted to and approved by the local planning authority prior to occupation of these houses. The refuse stores shall then be provided and made available at all times that these houses are occupied and not used for any other purpose without the prior written consent of the Council as local housing 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 Policies 3.2 'Protection of Amenity' and 3.7 'Waste Reduction' of the Southwark Plan July 2007.

- 6 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;
- a) 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.

- 7 No development shall take place, including any works of demolition, until a Construction Method Statement 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) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling / disposing of waste resulting from demolition and construction works
 - viii) no access to or use of the park for construction and associated storage purposes

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), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and PPS23 Planning and Pollution Control.

- 8 An investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site, prior to works commencing on site. The contents of the scheme shall be subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced. The written report shall be subject to the approval in writing of the Local Planning Authority. The report of the findings shall include an appraisal of remedial options, and proposal of the preferred option.

This shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.1 Environmental effects of the adopted Southwark Plan 2007.

- 9 Subject to the findings of investigation and risk assessment, (Site Characterisation), a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.1 Environmental effects of the adopted Southwark Plan 2007.

- 10 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall thereafter be undertaken in accordance with the requirements under the conditions in this notice, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of the above condition, and submitted to the Local Planning Authority for approval in writing.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority and carried out in accordance with the measures set out in the approved report.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.1 Environmental effects of the adopted Southwark Plan 2007

- 11 No development shall take place until details of a tree (to replace the lime tree to be lost) and a proposed new location, have been submitted to and approved by the local planning authority. The tree shall then be planted in the first appropriate planting season following approval.

Reason

To ensure that there is no loss of biodiversity in the area in accordance with Strategic Policy 13 'High Environmental Standards' and saved Policy 3.28 'Biodiversity' of the Southwark Plan.

- 12 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) and site boundaries, shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

In order to ensure that the development provides a high standard of visual amenity and protects the privacy of neighbours, in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan and Strategic Policy 13 High Environmental Standards of the Core Strategy.

- 13 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof), no extension, enlargement or other alteration shall be carried out to the dwellinghouses hereby approved, nor outbuildings installed within the gardens, without the prior written consent of the Council, to whom a planning application must be made.

Reason

These houses are on restrictive plots and it is considered appropriate to control enlargement and alterations and outbuildings, in the interests of visual amenity and amenity of neighbours; in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan and Strategic Policy 13 High Environmental Standards of the Core Strategy.

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.