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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.

<b>Applicant</b>	Mr A. Davies Urbanicity (No.11) LLP	<b>Reg. Number</b>	13/AP/3279
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1287-70
<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:**

Retention of the front section of the building comprising retained ground floor and basement public house (Class A4). Redevelopment of the rear section of the existing public house comprising the construction of a four storey rear extension, which together with the conversion of the existing upper floors of the public house provides a total of 8 self-contained residential units (Class C3) including 1xstudio unit, 3 x 1-bedroom and 4 x 2-bedroom units with balconies. Installation of PV solar panels at roof level and associated cycle storage for 12 bicycles and bin storage.

**At:** HUNTSMAN AND HOUNDS, 70 ELSTED STREET, LONDON SE17 1QG

**In accordance with application received on** 30/09/2013 08:03:35

**and Applicant's Drawing Nos.** PL-01; PL-02; PL-03; PL-04; PL-05; PL-06; PL-07; Indicative pub layout - Proposed Ground Floor; Proposed First Floor.

Design and Access statement  
Code for Sustainable Homes  
Noise report  
Flood Risk Assessment

**Subject to the following thirteen conditions:**

**Time limit for implementing this permission and the approved plans**

- 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:

PL-05; PL-06; PL-07

Reason:

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

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 3 Prior to commencement of above grade work, 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;  
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 The National Planning Policy Framework 2012, 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.

- 4 Prior to above grade works commencing, sample-panels of the brick to be used in the carrying out of this permission, to also include details of a brick detail to the north elevation, shall be made available on site for review by LPA officers, 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 these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 5 Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries 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 The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 6 Before the first occupation of the development hereby permitted, the refuse storage arrangements shown on the approved drawings referenced PL-05 shall be provided and made available for use by the occupiers of the occupiers, and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure 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 The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 7 Prior to the occupation of any of the units hereby approved, the applicant shall submit a scheme of landscaping for the rear communal garden, for approval in writing by the Local Authority. The approved scheme shall be implemented within the first planting season following completion of the development.

Reason

In order to ensure an adequate mix of hard and soft landscaping within the scheme, to encourage biodiversity and to accord with Strategic Policy 11 Open spaces and wildlife of the Core Strategy 2011.

- 8 Prior to the occupation of the flats hereby approved, screens to a height of 1.8m shall be installed to the north west facing balconies. The screens shall be maintained throughout the lifetime of the development.

Reason

In order to prevent undue overlooking from the balconies facing north west in the scheme, into neighbouring gardens on Tidsall Place.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 9 The balconies to the flank elevations of the development, on the set back third floor, shall not be accessible other than for maintenance purposes.

Reason:

In order to protect the amenity of residential windows overlooking Tidsall Place and Larissa Street, and to prevent

undue noise disturbance and overlooking, in the interests of complying with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007 and SP13 High Environmental Standards of the Core Strategy 2011.

- 10 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.

- 11 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- 30dB LAeq, \*\*

A reduced standard for living rooms - 35 dB LAeq can be used to secure appropriate development.

\*- 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 strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012

- 12 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises. The method of assessment is to be carried 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 or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 13 The LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90,5min 1m from the facade of the nearby residential premises at all third octave bands between 31.5Hz and 8kHz.

**Reason**

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non residential premises in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

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

The pre-application service was used for this application and the advice given was followed.