
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	Dulwich Holdings Ltd	Reg. Number	13/AP/3048
Application Type	Full Planning Permission	Case Number	TP/2598-97
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use and conversion of former police station to 4 flats (Use Class C3) (2 x one bedroom and 1 x two bedroom and 1x3 bedroom) including the erection of rear roof extension, remodelling of elevations and the erection of a single storey side extension with roof terrace above; erection of a terrace of 5 four bedroom houses on land to the rear facing Upland Road, each arranged over four storeys (basement, ground, first and second floor).

At: 97 CRYSTAL PALACE ROAD, LONDON, SE22 9EY

In accordance with application received on 16/09/2013 12:06:19

and Applicant's Drawing Nos. Arboricultural Impact Assessment report dated 11 September 2013

Daylight and Sunlight Report

Design and Access Statement dated September 2013 Revision P2

Energy and Renewables Statement Revision B dated 12 September 2013

Initial Assessment Bat Survey

Planning Statement dated September 2013

Phase 1 Desk Study dated November 2012

Statement of Community Involvement dated September 2013

Sustainable Design and Construction Statement Revision B dated 12 September 2013

Transport Statement dated September 2013

Site plan and:

Existing drawings:

A-072-EX-PL-0001 Rev P2

A-072-EX-PL-0099 Rev P2

A-072-EX-PL-0100 Rev P2

A-072-EX-PL-0101 Rev P2

A-072-EX-PL-0102 Rev P2

Proposed Drawings:

A-072-PRO-PL-001 Rev P3

A-072-PRO-PL-099 Rev P3

A-072-PRO-PL-100 Rev P4

A-072-PRO-PL-101 Rev P4

A-072-PRO-PL-102 Rev P4

A-072-PRO-PL-104 Rev P3

A-072-DPS-PRO-EL-200 Rev P2

A-072-DPS-PRO-EL-201 Rev P3

A-072-DPS-PRO-EL-202 Rev P3

A-072-DPS-PRO-EL-203 Rev P3

A-072-DPS-PRO-SE-300 Rev P3

A-072-DPS-PRO-SE-301 Rev P3

A-072-PRO-PL-810 Rev P3

A-072-PRO-PL-811 Rev P4

A-072-PRO-PL-812 Rev P4

A-072-PRO-PL-813 Rev P3

A-072-PRO-PL-814 Rev P3

A-072-PRO-PL-815 Rev P3

Illustrated views of the proposed development

Subject to the following twelve 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:

A-072-PRO-PL-001 Rev P3
A-072-PRO-PL-099 Rev P3
A-072-PRO-PL-100 Rev P4
A-072-PRO-PL-101 Rev P4
A-072-PRO-PL-102 Rev P4
A-072-PRO-PL-104 Rev P3
A-072-DPS-PRO-EL-200 Rev P2
A-072-DPS-PRO-EL-201 Rev P3
A-072-DPS-PRO-EL-202 Rev P3
A-072-DPS-PRO-EL-203 Rev P3
A-072-DPS-PRO-SE-300 Rev P3
A-072-DPS-PRO-SE-301 Rev P3
A-072-PRO-PL-810 Rev P3
A-072-PRO-PL-811 Rev P4
A-072-PRO-PL-812 Rev P4
A-072-PRO-PL-813 Rev P3
A-072-PRO-PL-814 Rev P3
A-072-PRO-PL-815 Rev P3
A-072-PRO-PL-816 Rev P3

Reason:

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

Pre-commencement conditions - 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 in connection with implementing this permission is commenced.

- 3 Notwithstanding the provisions of Schedule 2 Part 1 of the of the Town and Country Planning General Permitted Development Order 1995 (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouses fronting Upland Road.

Reason

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 High environmental standards and Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 4 a. Prior to the commencement of any development, a site 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. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b. In the event that contamination is present, a detailed remediation strategy 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 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. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c. Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d. 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, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

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 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

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.

- 5 Prior to the commencement of above grade works , material samples/sample-panels/sample-boards of brickwork, facings, glazing and all roof materials to be used in the carrying out of this permission shall be presented on site 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 NPPF 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.

- 6 Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. 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.

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 7 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on

the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 8 Prior to the commencement of any above grade works, details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. No fewer than six nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.
- Following completion of the development, the developer or their successors in title shall Local Planning Authority to arrange an inspection of the nest/roost features for recording and monitoring purposes.
- Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework 2012; Policy 7.19 Biodiversity and access to nature of the London Plan 2011; Strategic Policy 11 Open Spaces and Wildlife of the Core Strategy 2011 and Saved Policy 3.28 Biodiversity Southwark Plan 2007

Pre-occupation condition - 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.

- 9 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 level Code for Sustainable Homes 4 has been achieved.

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.

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

- 10 Prior to the first occupation of each residential unit, the developer or their successor to the title shall provide 3 years membership of a local car club for each eligible adult occupying that residential unit.

Reason

To ensure that there is not an adverse impact on the transport networks or additional parking stress on street in accordance with Saved Policies 5.2 Transport impacts and 5.8 Other Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport

- 11 The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Report. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) and BS3998: (2010).

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 12 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, 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.

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service. The scheme was amended during the course of the application process following discussion with the applicant to address concerns.

Informative

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.