
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 J Smart Bespoke Homes	Reg. Number	13/AP/3998
Application Type	Full Planning Permission	Case Number	TP/2134-1A
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

The erection of a terrace of 9, five storey plus basement, three bedroom houses with gardens, underground car park and associated bicycle, refuse and recycling storage areas.

At: LAND ADJACENT TO 1 DOG KENNEL HILL, LONDON, SE22 8AA

In accordance with application received on 13/11/2013

and Applicant's Drawing Nos. Air Quality Assessment (January 2014)

Code for Sustainable Homes Pre-Assessment Report

Design and Access Statement

Environmental Performance Statement

External Building Fabric Assessment (noise assessment) (13 February 2014)

and drawings numbered:

024-010 (location plan)

024-015

024-017

024-016

024-021

024-022 Revision A

024-023 Revision B

024-024 Revision B

024-025 Revision B

024-026 Revision B

024-027 Revision B

024-028 Revision B

024-029 Revision C

024-030 Revision B

024-031 Revision E

024-032 Revision B

024-035 Revision B

024-036 Revision C

024-037 Revision B

024-038 Revision A

024-040 Revision A

024-042 Revision A

024-044 Revision A

024-053 Revision B

024-056 Revision B

024-059 Revision B

024-071

024-073 Revision A

024-075 Revision D

024-078 Revision B

024-079 Revision A

Subject to the following fourteen conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

024-022 Revision A
024-023 Revision B
024-024 Revision B
024-025 Revision B
024-026 Revision B
024-027 Revision B
024-028 Revision B
024-029 Revision C
024-030 Revision B
024-031 Revision E
024-032 Revision B
024-035 Revision B
024-036 Revision C
024-037 Revision B
024-038 Revision A
024-040 Revision A
024-042 Revision A
024-044 Revision A
024-053 Revision B
024-056 Revision B
024-059 Revision B
024-071
024-073 Revision A
024-075 Revision D
024-078 Revision B
024-079 Revision A

Reason:

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

- 2 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.

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

- 3 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.

- 4 Prior to the commencement of above ground works, details of the traffic control, including cycles, for access to the basement parking area shall be submitted to the Local Planning Authority for approval. The development shall only proceed in accordance with any details approved.

Reason:

To ensure safe access to the underground parking 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.

- 5 Prior to the commencement of development a full survey shall be submitted to the Local Planning Authority for approval in writing providing the following:

- i) existing and proposed ground (and slab) levels across the application site
- ii) existing ground levels of adjacent sites
- iii) existing building heights of all adjacent buildings
- iii) the height of the building hereby approved in relation to these neighbouring ground levels and building heights

The development shall thereafter be undertaken strictly in accordance with these levels unless otherwise agreed in writing by the local planning authority.

Reason:

To ensure that the building is constructed at the height approved to protect the amenity of neighbouring occupiers in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011 and the National Planning Policy Framework 2012

- 6 Prior to works commencing above grade, section detail-drawings at a scale of 1:2/1:5 through:
principal features on the facades;
parapets and roof/terrace edges;
junctions with the existing building;
heads, sills and jambs of all openings and
boundary wall/screens,

shall be submitted to 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 the quality of the design and details is 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; 3.13 Urban Design of The Southwark Plan 2007.

- 7 Prior to above grade works commencing, material samples, sample panels of all external facing materials and windows 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 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.

- 8 a) Prior to commencement of above grade work, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum [Level 3 or 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;
b) 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.

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.

- 9 Before the first occupation of the building the cycle storage facilities as shown on drawing 024-023 Revision B shall be provided and thereafter such facilities 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

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 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.

- 10 Before the first occupation of the building/extension hereby permitted, the refuse storage arrangements shown on the approved drawing 024-022 Revision A shall be provided and made available for use by the occupiers of the dwellings 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 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

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.

- 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, 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 and the National Planning Policy Framework 2012

- 12 The building hereby permitted shall fully comply with the dimensions shown on the approved drawings, and shall be no more than 6.3m higher than the ridge of the roof of 1 Dog Kennel Hill.

Reason:

To ensure that the building does not exceed the height shown on the approved plans in the interests of visual and residential amenity and in order to accord with saved policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the draft Core Strategy 2011 and the National Planning Policy Framework 2012.

- 13 Notwithstanding approved drawing 024-075 Revision D, the boundary fence with 1 Dog Kennel Hill shall not exceed 2.7m high when measured from the rear garden of 1 Dog Kennel Hill, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order to protect the amenity of adjoining occupiers at 1 Dog Kennel Hill, to prevent undue overshadowing and overlooking, in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007, and Strategic Policy 13 High Environmental Standards of the draft Core Strategy 2011 and the National Planning Policy Framework 2012.

- 14 Notwithstanding the provisions of Schedule 2 of Part 1 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.

Reason

To safeguard the character and the amenity 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.

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance