

Item No. 6.1	Classification: Open	Date: 10 March 2015	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 14/AP/2624 for: Full Planning Permission Address: AMIGO HOUSE, MORLEY STREET, LONDON, SE1 Proposal: Installation of two new powder coated metal entrance doors with flat roof over.		
Ward(s) or groups affected:	Cathedrals		
From:	Head of Development Management		
Application Start Date 27/08/2014	Application Expiry Date 22/10/2014		
Earliest Decision Date 21/09/2014			

RECOMMENDATION

1. That the sub-committee grant planning permission subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The application building relates to a four storey residential block of flats that is situated on the corner of Gray Road and Westminster Bridge Road and is adjacent to the boundary with Lambeth Council. The immediate surrounding area is generally characterised by similar residential uses however there are some commercial uses to the south of the site.
3. The property is not listed and it is not situated within a conservation area.

Details of proposal

4. The proposal details the Installation of new powder coated metal entrance doors to the block of residential flats. Further information has been provided by the applicants in the form of photomotages and a design and access statement, due to initial concerns from residents in order to provide additional information on the proposed entrance doors.

Planning history

5. No planning history.

Planning history of adjoining sites

6. None of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

7. The main issues to be considered in respect of this application are:
- The principle of the development in conformity with the relevant policies.
 - Impact upon the character and appearance of the host building and the surrounding area.
 - Impact on residential amenity of occupiers of adjoining land.

Planning policy

8. National Planning Policy Framework (Published 27 March 2012)
Section 7: Requiring good design.
9. The London Plan (Adopted 22 July 2011)
Policy 7.4 Local Character
Policy 7.6 Architecture
10. Core Strategy (Adopted 6 April 2011)
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High Environmental Standards
11. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
12. Southwark Unitary Development Plan (Adopted 28 July 2007) (Saved Policies)

Policy 3.2 'Protection of Amenity'
Policy 3.12 'Quality in Design'
Policy 3.14 'Designing Out Crime'.
13. Supplementary Planning Document: Residential Design Standards (2011)

Principle of development

14. The introduction of the entrance doors to the building is supported in principle, provided there are no adverse impacts on the appearance of the building or the amenity of local residents. The installation of new entrance doors will improve the security of the building which is something that is supported.

Environmental impact assessment

15. Not required for an application of this nature.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

16. It is not considered that there will be any impact to the occupiers of the surrounding properties and the addition of the new doors are relatively minor and will not alter the existing relationships with neighbouring properties in respect of privacy and overlooking.
17. The new entrance doors will be built in a similar style to many entrance doors installed in similar blocks throughout the borough and will sit comfortably alongside the existing windows and as such it is considered that this will have no discernible impact on the amenity of the local area.
18. In terms of visual impact on the building, it will introduce a new door where there are no doors at present, this will limit access into the stairwells to residents which will improve the safety of the residents within the block as well as potentially reducing noise from people loitering within the stairwells.
19. For these reasons, the proposal is considered to improve the amenity of the residents within the block and improve safety of the local residents as such accords with saved policy 3.2 Protection of Amenity.

Impact of adjoining and nearby uses on occupiers and users of proposed development

20. The proposed development is residential in use which conforms to the residential nature of the locality. It is therefore not anticipated that any nearby or adjoining uses will have an adverse impact on the amenity of occupiers of the proposed development.

Transport issues

21. The proposed entrance doors do not impact on the highway users within the area and thus there are no transport issues in this instance.

Design issues

22. The doors proposed are double glazed aluminium and will be inserted into the voids at the bottom of the stairwells in order to restrict access and improve security. The changes will not significantly alter the overall character and appearance of the building or surrounding area. The colour has not yet been confirmed by the applicant and will be chose in conjunction with the residents within the building. As such it is recommended a condition is attached to any permission requiring details of the proposed colour of the doors to be submitted and approved in writing.
23. The use of the aluminium doors are not too dissimilar to the existing door materials used within the existing building or surrounding area and as such it is considered that these alterations are appropriate within this location.
24. The proposed new doors will increase the level of security within the building and will not visually impact on the design of the building and thus is in accordance with saved policies 3.12 'Quality of Design' and 3.14 'Designing out Crime' of the Southwark Plan 2007.

Impact on character and setting of a listed building and/or conservation area

25. The application site is not a listed building and nor is it situated within a conservation area. As such there are no heritage impacts.

Impact on trees

26. The proposal will result in no impact on any trees.

Planning obligations (S.106 undertaking or agreement)

27. Not required for an application of this nature.

Sustainable development implications

28. None expected as a result of the proposal.

Other matters

29. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
30. The proposed development would not be CIL liable as the amount of new floor space created would be under the threshold of 100 sq. metres.

Conclusion on planning issues

31. The new doors will not result in a significant impact on the host building and the appearance of the building will essentially remain the same.
32. The increased security of the new doors will also provide improved living conditions for the occupiers of the building and for these reasons the proposal is recommended for approval.

Community impact statement

33. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
34. The impact on local people is set out above.
35. The issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

36. The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

37. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

38. Details of consultation responses received are set out in Appendix 2.

39. Summary of consultation responses

One letter has been received in support of the application with two letters of objection. The objections raises no in principle objection, however it raises concerns in relation to the poor quality of information provided to support the application. Officers have requested additional information to overcome these concerns and this has been provided. Given the small scale of the development, officers are satisfied that the additional photomontages are sufficient in order to overcome these concerns.

Human rights implications

40. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
41. This application has the legitimate aim of providing replacement windows to the flats. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

42. There is no supplementary advice from other officers.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1273-A Application file: 14/AP/2624 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Alex Cameron, Senior Planning Officer	
Version	Final	
Dated	26 February 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Corporate Services	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		26 February 2015

APPENDIX 1

Consultation undertaken

Site notice date: 29/08/2014

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 28/08/2014

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

London Borough of Lambeth

Neighbour and local groups consulted:

Flat 28 Amigo House SE1 7QE
Flat 27 Amigo House SE1 7QE
Flat 3 Amigo House SE1 7QE
Flat 29 Amigo House SE1 7QE
Flat 24 Amigo House SE1 7QE
Flat 23 Amigo House SE1 7QE
Flat 26 Amigo House SE1 7QE
Flat 25 Amigo House SE1 7QE
Flat 8 Amigo House SE1 7QE
Flat 7 Amigo House SE1 7QE
Flat 9 Amigo House SE1 7QE
Flat 4 Amigo House SE1 7QE
Flat 30 Amigo House SE1 7QE
Flat 6 Amigo House SE1 7QE
Flat 5 Amigo House SE1 7QE

Flat 13 Amigo House SE1 7QE
Flat 12 Amigo House SE1 7QE
Flat 15 Amigo House SE1 7QE
Flat 14 Amigo House SE1 7QE
Flat 1 Amigo House SE1 7QE
Flat 11 Amigo House SE1 7QE
Flat 10 Amigo House SE1 7QE
Flat 20 Amigo House SE1 7QE
Flat 2 Amigo House SE1 7QE
Flat 22 Amigo House SE1 7QE
Flat 21 Amigo House SE1 7QE
Flat 17 Amigo House SE1 7QE
Flat 16 Amigo House SE1 7QE
Flat 19 Amigo House SE1 7QE
Flat 18 Amigo House SE1 7QE

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Email representation
Flat 12 Amigo House SE1 7QE