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**RECOMMENDATION**


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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.

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<b>Applicant</b>	Mr S. Boghurst	<b>Reg. Number</b>	13/AP/3694
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2596-D
<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:**

Demolition of existing rear and front extensions and replacement with a new single storey extension to the rear and a part single storey and part two storey to the front

**At:** EAST DULWICH TABERNACLE CHURCH, 107 BARRY ROAD, LONDON, SE22 0HW

**In accordance with application received on 24/10/2013**

**and Applicant's Drawing Nos.** Design and Access Statement

Email detailing current activities dated 22 June 2013

List of attendees

Photographs

and drawings:

Location plan

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Untitled cross section showing a 45 degree line

**Subject to the following six 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:
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  - Page 2 of 2
  - Untitled cross section showing a 45 degree line

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 Prior to the commencement of works, details of a proposed Sustainable Urban Drainage System shall be submitted to the local planning authority for approval and the development must not commenced other than in accordance with any approval given. The SuDS hierarchy within the London Plan should be followed in the

development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with the National Planning Policy Framework 2012; Policy 5.13 Sustainable drainage of the London Plan 2015; Strategic policy 13 Environmental Impacts of the Core Strategy 2011; saved Policy 3.9 Water of the Southwark Plan and the Sustainable Design and Construction SPD 2009.

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- 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 off-site 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.

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- Prior to the commencement of above ground works, a scheme of sound insulation shall be submitted to and approved in writing by the local planning authority to ensure that 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. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

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 within the commercial premises in accordance with the National Planning Policy Framework 2012, Policy 7.15 Reducing Noise and Enhancing Soundscapes of the London Plan 2015 Strategic Policy 13 High environmental standards' of the Core Strategy 2011 and saved Policy 3.2 Protection of Amenity 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.

- 6
- The doors on the southern and northern flank of the development hereby permitted shall not be used for access and egress except in the case of emergencies or for access to users requiring step free access.

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 within the commercial premises 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**

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.