
RECOMMENDATION

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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|-------------------------|--------------------------|--------------------|------------|
| Applicant | Starspangle Ltd | Reg. Number | 15/AP/2624 |
| Application Type | Full Planning Permission | Case Number | TP/2727-A |
| Recommendation | Grant permission | | |

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolish existing B1 premises and construct 3 houses with car parking to the front and a new substation outbuilding to replace existing

At: 33 NUTBROOK STREET, LONDON SE15 4JU

In accordance with application received on 01/07/2015 12:00:53

and Applicant's Drawing Nos. Daylight/Sunlight assessment; Site location plan - PL 099A; PLANNING & DESIGN & ACCESS STATEMENT; DAYLIGHT AND SUNLIGHT REPORT TAKEN FROM 14-EQ-0242; Fire Access and Fire Fighting report; 33 Nutbrook Street - Proposed sketch design - 3 houses dated December 2014

PL 095 - EXISTING MASTERPLANS;

PL 098A - PROPOSED MASTERPLAN; PL 100A - Proposed ground, first and roof plans; PL201A - EXISTING & PROPOSED SECTIONS; PL 300A - Proposed elevations; PL 300B - Proposed elevations; PL 301A - Façade materials southwest elevation; PL 302A - Façade materials northeast elevation; PL 304A - Façade materials northwest elevation; PL400 - Proposed ground floor masterplan Fire appliance location and proposed fire hydrant locations; PL401 - Proposed ground and first floor travel distance from proposed fire hydrants; PL 402 - EXISTING & PROPOSED SURFACE; PL301 - FACADE MATERIALS SOUTHWEST ELEVATION; PL302A - FACADE MATERIALS - NORTHEAST ELEVATION; PL303 - FACADE MATERIALS - SOUTHEAST ELEVATION; PL304 - FACADE MATERIALS - NORTHWEST ELEVATION; PL399 - Site access and means of escape

Subject to the following eleven conditions:

Time limit for implementing this permission and the approved plans

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

PL 098A - PROPOSED MASTERPLAN; PL 100A - Proposed ground, first and roof plans; PL201A - EXISTING & PROPOSED SECTIONS; PL 300A - Proposed elevations; PL 300B - Proposed elevations; PL 301A - Façade materials southwest elevation; PL 302A - Façade materials northeast elevation; PL 304A - Façade materials northwest elevation; PL400 - Proposed ground floor masterplan Fire appliance location and proposed fire hydrant locations; PL401 - Proposed ground and first floor travel distance from proposed fire hydrants; PL 402 - EXISTING & PROPOSED SURFACE; PL301 - FACADE MATERIALS SOUTHWEST ELEVATION; PL302A - FACADE MATERIALS - NORTHEAST ELEVATION; PL303 - FACADE MATERIALS - SOUTHEAST ELEVATION; PL304 - FACADE MATERIALS - NORTHWEST ELEVATION; PL399 - Site access and means of escape

Reason:

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

- 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.

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;
loading and unloading of plant and materials;
storage of plant and materials used in constructing the development;
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
wheel washing facilities;
measures to control the emission of dust and dirt during construction;
a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 `High environmental standards' of the Core Strategy (2011) saved policy 3.2 `Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

5. 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 by DPA dated March 2015. 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) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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 or 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.

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 building the cycle storage facilities as shown on drawing PL098 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.

7. Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawing/s referenced PL098 shall be provided and made available for use by the occupiers of the dwellings/premises 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

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.

8. Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises or curtilage development shall be carried out to the dwellings hereby approved.

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.

9. Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Water use and supplies).

10. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the

building 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

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

11. Any tree or shrub required to be retained or to be planted as part of the landscaping scheme hereby approved, that is found to be dead, dying, severely damaged or seriously 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 by specimens of similar or appropriate size and species in the first suitable planting season.

Reason:

To ensure that the details of the scheme are in accordance with Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007

Statement of positive and proactive action in dealing with the application

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.