
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.

Applicant	Mr M Nawaz	Reg. Number	15/AP/3659
Application Type	Full Planning Permission	Case Number	TP/2592-3
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a 6-bedroom two storey dwellinghouse including roof terrace at first floor level; bicycle store; vehicle crossover; x2 parking bays and landscaping

At: LAND ADJACENT TO 3A FRIERN ROAD, LONDON SE22 0AU

In accordance with application received on 11/09/2015 16:01:07

and Applicant's Drawing Nos. Design and Access Statement Rev. A
Daylight and Sunlight Simulation Analysis -ERS
Arboricultural Impact Assessment Tamla Trees (Feb 15)
Planning Statement

4547/1 Rev. B - Site and Location Plan
4547/2 Rev. B- Existing Layout Plan
4547/3 Rev. D - Proposed Ground Floor Plan
4547/4 Rev. D - Proposed 1st Floor Plan
4547/5 Rev. D - Proposed Roof Plan
4547/6 Rev. C - Proposed West Elevation
4547/7 Rev. C - Proposed East Elevation
4547/8 Rev. B - Proposed Section A-A
4547/9 Rev. B - Proposed Landscaping
4547/10 Rev. A - Aerial Views Part 1
4547/11 Rev. A - Aerial Views Part 2
4547/12 Rev. B - Aerial Views Part 3
4547/13 Rev. B - Street Views Part 1
4547/14 Rev. B - Street Views Part 2
4547/15 Rev. A - Photomontage: View from Friern Road
4547/16 Rev. C - Block Plan
4547/17 Rev. B - Proposed Vehicular Crossover
4547/18 Photomontage: View from Upland Road
4547/19 Façade Details

Subject to the following ten 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:
- 4547/3 Rev. D - Proposed Ground Floor Plan
 - 4547/4 Rev. D - Proposed 1st Floor Plan
 - 4547/5 Rev. D - Proposed Roof Plan
 - 4547/6 Rev. C - Proposed West Elevation
 - 4547/7 Rev. C - Proposed East Elevation
 - 4547/8 Rev. B - Proposed Section A-A
 - 4547/9 Rev. B - Proposed Landscaping
 - 4547/17 Rev. B - Proposed Vehicular Crossover
 - 4547/19 Façade Details

Reason:

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

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 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 Impact Assessment. 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 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.

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 The development authorised by this permission shall not begin until the local planning authority has received confirmation of an arrangement approved by the Highway Authority for reinstating footway in place of the redundant access and dropped kerb onto Friern Road and the creation of a new access and dropped kerb to serve the development. Such an arrangement shall include if necessary works to reinstate the kerb line; make up footway; relocate street furniture and highway safety features; reinstate gullies and other drainage features and the repositioning of any service covers affected. The occupation of the development shall not begin until those works have been completed.

Reason

To ensure that the development enhances the street scene of the area, is of high quality design and has good access arrangements in accordance with The National Planning Policy Framework 2012, Strategic Policies 2 Sustainable Transport and 12 Design and Conservation of the Core Strategy 2011 and saved policies 3.12 Quality in design, 3.13 Urban design, 5.2 Transport impacts and 5.3 walking and cycling of the Southwark Plan 2007

- 6 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, 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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

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 Samples of all facing materials, including a 1m² sample panel of brickwork showing mortar, pointing and bonds, to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing before any above grade work in connection with this permission is commenced; 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.

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.

- 8 Before the first occupation of the building/extension the cycle storage facilities as shown on drawing 4547/3 Rev. C (Proposed Ground Floor Plan) 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.

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.

- 9 Notwithstanding Part 2, Schedule 2 (changes of use) Class I of the General Permitted Development Order 1995 (as amended), no change of use shall be made to the site to a use falling within Use Class C4 of the Use Classes Order 1987 (as amended).

Reason

To safeguard the character of the premises and adjoining properties, and prevent unacceptable impacts on transport and parking and harm to residential amenity in accordance with the National Planning Policy Framework, 2013; Policy 6.3 Assessing effects of development on transport capacity of the London Plan; Strategic Policies 2 Sustainable Development, 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

- 10 Notwithstanding the provisions of Classes A, B, C, D and E of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises 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.

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.

Informatives

- 1 Vehicle crossover to be constructed to the relevant SSDM standards. (Please contact Dale Foden, Street Care Manager on 0207 525 2045 to arrange).
- 2 The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted confirming this requirement.

- 3 Two off-street parking spaces are proposed to be located at the western side of site and accessed from Friern Road. The pedestrian inter visibility splay is restricted for the western bay by a low wall. Pedestrian visibility splays of 2m x 2m must be provided. There should be no obstruction within the visibility splay area and the height of the low wall should not be higher than 600mm.
- 4 The existing speed hump on Friern Road should be relocated away from the proposed vehicle entrance.
- 5 There is bicycle store on the northern side of the site with doors opening outwards onto a private footway. It is advised that this door is designed to open inwards or sliding horizontally.
- 6 Prior to works commencing on site (including any demolition) a joint condition survey must be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. The applicant would also need to apply for a s184 License (temporary crossover) prior to any on site works. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.