

KEY ISSUES FOR CONSIDERATION

Summary of main issues

6. The main issues to be considered in respect of this application are:
 - a) Impact on amenity of adjoining occupiers
 - b) Design quality
 - c) All other relevant material planning considerations.

Planning policy

7. National Planning Policy Framework (the Framework)

Section 7 - Requiring good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

8. The London Plan 2016

Policy 7.4 - Local character

Policy 7.6 - Architecture

9. Core Strategy 2011

Strategic policy 12 - Design and conservation

Strategic policy 13 - High environmental standards.

Southwark Plan 2007 (July) - saved policies

10. The council's cabinet, on 19 March 2013, as required by paragraph 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:

Policy 3.2 - Protection of amenity

Policy 3.12 - Quality in design

Policy 3.13 - Urban design.

Consultation replies

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

Total number of representations: 5

In favour: 0

Against: 5

Neutral: 0

Petitions in favour: 0

Petitions against: 0

12. Summary of consultation responses:

Against

- The use of PVCu would detract from the setting of the area.
 - PVCu is not bio degradable and therefore it is not a sustainable option.
 - PVCu is not appropriate to the age and design of the property.
13. All matters have been addressed in the sections below.
14. Non planning matters raised:
- The use of wood would be a cheaper option.
 - There is no need to change the windows as they are considered to be in good condition.
 - That the flats should be considered separately.
 - A current occupier intends to purchase the property.
 - The ground floor flat should have been repaired a long time ago.
 - Fire risk/hazards as a result of the first floor casement windows.
 - Wooden windows last longer than PVC.

Design issues and impact on amenity of adjoining occupiers

15. The proposed development would not see the enlargement of existing openings nor the creation of any new openings. Furthermore, no part of the proposed development would project forward from any existing elevations. The proposal would therefore not adversely affect the amenity of any occupiers within the application site or those who adjoin the application site.
16. There would be no significant change in the appearance of the property as a result of the proposed development as the design of the proposed units would mimic exactly that of the existing units. While the proposed material (uPVC) would represent a departure from the existing material (timber), the new units would exhibit the same colour and appearance as the existing units. As there would be minimal discernible change on the existing condition, this planning application does not give rise to any design concerns.
17. Furthermore, there are currently 6 properties along the terrace, including the neighbouring property No. 25, which have a combination of PVCu windows and doors to the front elevation. It is therefore considered that the use of PVCu has already been established along the terrace.

Conclusion on planning issues

18. The proposal would not adversely affect the amenity of any adjoining or nearby occupiers and would achieve a good standard of design. The proposal therefore accords with the Development Plan and no material considerations which indicate against the proposal remain. The application is recommended for approval.

Community impact statement

19. 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.
20. The impact on local people is set out above.

Consultations

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

Human rights implications

22. This planning application engages certain human rights under the Human Rights Act 2008 (the HA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
23. This application has the legitimate aim of providing replacement windows. 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2623-25 Application file: 16/AP/4534 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: 0207 525 0952 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	Simon Bevan, Director of Planning	
Report Author	Christopher Kirby, Planning Officer	
Version	Final	
Dated	27 January 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		11 January 2017

APPENDIX 1

Consultation undertaken

Site notice date: 11/11/2016

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 11/11/2016

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

Flat A 23 Hindmans Road SE22 9NF
Flat B 23 Hindmans Road SE22 9NF
21 Hindmans Road London SE22 9NF

25 Hindmans Road London SE22 9NF
23b Hindmans Road East Dulwich SE22 9NF
15a Hindmans Road London SE22 9NF
24 Hindmans Road SE22 9NF

Re-consultation: n/a

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

15a Hindmans Road London SE22 9NF
21 Hindmans Road London SE22 9NF
23b Hindmans Road East Dulwich SE22 9NF
24 Hindmans Road SE22 9NF
25 Hindmans Road London SE22 9NF