
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	Hazelwood Properties Ltd Hazelwood Properties Ltd DP9 DP9	Reg. Number	16/AP/2173
Application Type	Full Planning Application	Case Number	TP/987-A
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a roof-top extension to existing building to provide 3no. 3-bed residential units.

At: 1 HAVEN WAY, LONDON SE1

**In accordance with application received on 27/05/2016 08:01:23
and revisions/amendments received on 27/01/2017**

and Applicant's Drawing Nos. Existing Plans:

Site Location Plan, (EX)099 P1, (EX)100 P1, (EX)105 P1, (EX)106 P1, (EX)200 P1, (EX)300 P1, (EX)301 P1, (EX)302 P1, (EX)303 P1,

Proposed Plans:

(PL)000 P1, (PL)099 P1, (PL)100 P1, (PL)105 P1, (PL)106 P4, (PL)107 P1, (PL)200 P1, (PL)300 P1, (PL)301 P2, (PL)302 P2, (PL)303 P3,

Documents:

Design and Access Statement, Daylight and Sunlight Report prepared by CHP Surveyors, dated 25th May 2016, Construction Management Plan (Revised) prepared by GHR Construction Ltd, dated January 2017.

Subject to the following eleven 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 and documents:

(PL)099 P1
(PL)100 P1
(PL)105 P1
(PL)106 P4
(PL)107 P1
(PL)200 P1
(PL)300 P1
(PL)301 P2
(PL)302 P2
(PL)303 P3

Construction Management Plan (Revised) prepared by GHR Construction Ltd, dated January 2017

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 Prior to the commencement of development, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be: biodiversity based with extensive substrate base (depth 80-150mm); laid out in accordance with agreed plans; and planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies 2.18, 5.3, 5.10, and 5.11 of the London Plan (2016), Strategic Policy 11 of the Southwark Core Strategy (2011) and saved policy 3.28 of the Southwark Unitary Development Plan (2007).

- 4 Prior to the commencement of development, detailed section and elevation drawings (including specification of materials used) at a scale of 1:5m/1:10m for the balustrading around the roof terraces shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be carried out other than in strict accordance with any such approval given.

Reason:

To ensure a high quality of detailed design and the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local Character) and 7.6 (Architecture) of the London Plan (2016), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development 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.

- 5 Prior to the commencement of the authorised use, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. 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 occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in 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).

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 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 the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local Character) and 7.6 (Architecture) of the London Plan (2016), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

- 7 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 8 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 (Guidance on sound insulation and noise reduction for buildings) are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T *, 30 dB LAeq T **, 45dB LAFmax T *

Living rooms- 35dB LAeq T **

Dining room - 40 dB LAeq T **

* - Night-time 8 hours between 23:00-07:00

** - Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Unitary Development Plan (2007).

- 9 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

- 10 The roof of the development hereby permitted shall not be used other than as a means of escape or for necessary maintenance and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order to protect the privacy of neighbouring residential occupiers from undue overlooking from the use of the roof in accordance with Section 11 of the National Planning Policy Framework (2012), policy 7.6 (Architecture) of the London Plan (2016); strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

- 11 The construction of the development hereby approved shall only take place between the hours of 8am to 6pm between Monday to Friday and not at all on Saturdays, Sundays or Bank Holidays.

Reason

Having regard to the particular nature of the proposed development and its associated construction logistics, to therefore ensure that the existing residential occupiers of the existing building do not suffer an unacceptable loss of amenity by reason of noise and inconvenience arising from the construction of the development in accordance with the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011)

and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service.

Initially the scheme did not comply with guidance and no pre-application discussions were entered into. However, the local planning authority's suggested improvements were adopted by the applicant.

Informative

The Applicant and/or Developer is advised that should there be any further sub-division of the floorspace with the intention of, or that would have the effect of, creating 4 (four) or more self-contained residential units within the development, a contribution to the provision of Affordable Housing in the borough would be required in accordance with the Development Plan.