

---

## 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.

---

<b>Applicant</b>	Mr Martin Kovats Southwark Council - Housing	<b>Reg. Number</b>	17/AP/1976
<b>Application Type</b>	Council's Own Development - Reg. 3	<b>Case</b>	TP/2420-A
<b>Recommendation</b>	Grant permission for limited period	<b>Number</b>	

---

### Draft of Decision Notice

---

**Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:**

Temporary change of use of from storage and distribution (Use Class B8) to a travellers' site (Sui Generis) for 18 months with 5 static portacabins, space for 4 touring caravans and associated facilities and parking.

**At:** LAND AT DEVONSHIRE GROVE AND DEVON STREET, LONDON SE15 1JR

**In accordance with application received on 18/05/2017 12:01:13**

**and Applicant's Drawing Nos.** P1.01 - Location Plan and Site Plan:

P1.02 - Existing and Proposed Site Plan Rev F:

P1.03 - Existing and Proposed Site Plan (showing site elevations):

P1.04 - Proposed Cabin Floor Plans and Elevations:

Design and Access Statement:

Flood Risk Assessment.

**Subject to the following seven conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 The use of the site as a traveller site the erection of buildings hereby permitted shall not be retained after 14/12/2018 on or before which date the use shall cease and the buildings shall be removed from the site.

Reason

In approving a temporary permission, the local planning authority has had regard to need to safeguard the traveller site on Ilderton Road which this development would facilitate and the fact that the site is in a preferred industrial location and part of strategic site allocation OKR 17 (as defined in the draft Old Kent Road Area Action Plan 2017). The local planning authority considers that a temporary use would meet the requirements Policy H of Planning policy for traveller sites 2015 and Strategic Policy 9 of the Core Strategy while not unreasonably affecting the development potential of the site in the future or its longer term B class use.

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

P1.02 - Existing and Proposed Site Plan Rev F:

P1.03 - Existing and Proposed Site Plan (showing site elevations):

P1.04 - Proposed Cabin Floor Plans and Elevations:

Reason:

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

**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.

- 3 Before the first occupation of the site hereby permitted, the refuse storage arrangements shown on the approved drawings referenced P1.02 rev F - Existing and Proposed Site Plan and P1.04 Rev - Proposed Cabin Floor Plans and Elevations, shall be provided and made available for use by the occupiers of the dwellings 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

- 4 Before the first occupation of the site the cycle storage facilities as shown on drawing P1.02 Rev F - Existing and Proposed Site 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.

- 5 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

- 6 No additional car parking shall be permitted on the site other than those shown on Dwg no.P.1.02 rev F (showing six spaces only).

#### Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport, 13 High Environmental Standards of the Core Strategy 2011 and saved policy 3.2 Protection of Amenity and 5.2 Transport Impacts of the Southwark Plan 2007.

- 7 No more than 5 static portacabins and 4 touring caravans as shown on Dwg no.P.1.02 rev F shall be permitted on site.

#### Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport, 13 High Environmental Standards of the Core Strategy 2011 and saved policy 3.2 Protection of Amenity and 5.2 Transport Impacts of the Southwark Plan 2007.

#### **Statement of positive and proactive action in dealing with the application**

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The application was validated promptly.

#### **Informative**

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at [www.environment-agency.gov.uk/flood](http://www.environment-agency.gov.uk/flood).