

COMMUNITY COUNCILS
A voice for your community



Bermondsey Community Council

Planning Agenda

DATE: Thursday 23 June 2005	TIME: 7.00pm
PLACE: Rouel Road TA Hall, Market Place, Southwark Park Road, Bermondsey, SE16 3UA	

**ENTRANCE TO HALL IS VIA BLUE ANCHOR LANE (ON LEFT AND UP STAIRS OR LIFT, FROM SOUTHWARK PARK ROAD DIRECTION);
MAP ON PAGE FOUR OF THIS AGENDA.**

- 1. Introduction and welcome**
- 2. Apologies**
- 3. Disclosure of Members interests and dispensations**
- 4. Any items the Chair deems urgent**
- 5. Applications for Decision:**

1/1 – Full Planning Permission: 206-208 Bermondsey Street SE1

1/2 – Full Planning Permission: 2-108 Cadbury Way, Rouel Road Estate, SE16

6. Members' Decisions:

Members decide whether the applications should be granted or refused.

7. Closing comments by Chair

ADDITIONAL INFORMATION

Bermondsey Community Council Membership

Councillor Beverley Bassom *Chair*
Councillor Stephen Flannery *Vice Chair*
Councillor Linda Manchester
Councillor Denise Capstick
Councillor Eliza Mann

Councillor Paul Kyriacou
Councillor Kenny Mizzi
Councillor Bob Skelly
Councillor Nick Stanton

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Deputations

For information on deputations please ask the clerk for the relevant handout.

Exclusion of Press and Public

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“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of information as defined in paragraphs 1-15, Access to Information Procedure Rules of the Constitution.”

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For further information, please contact the Bermondsey Community Council clerk:

Louise Shah
Phone: 0207 525 0640
E-mail: louise.shah@southwark.gov.uk
Council Website: www.southwark.gov.uk

Language Needs

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কোন বিশেষ প্রয়োজন সম্বন্ধে যদি আমাদের জানাতে চান যেমন ট্রান্সপোর্ট অথবা সংকেত দ্বারা অনুবাদক/ইন্টারপ্রেটার তাহলে 020 7525 0640 নম্বরে টেলিফোন করুন

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Özel gereksinimlerinizi bize bildirmek için 020 7525 7514'nolu telefonu çeviriniz.

Turkish

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Si aad noogu sheegto haddii aad leedahay baahi gaar ama wax gooni kuu ah sida gaadiid, af celiyaha dadka indha la' fadlan tilifooni 020 7525 7514

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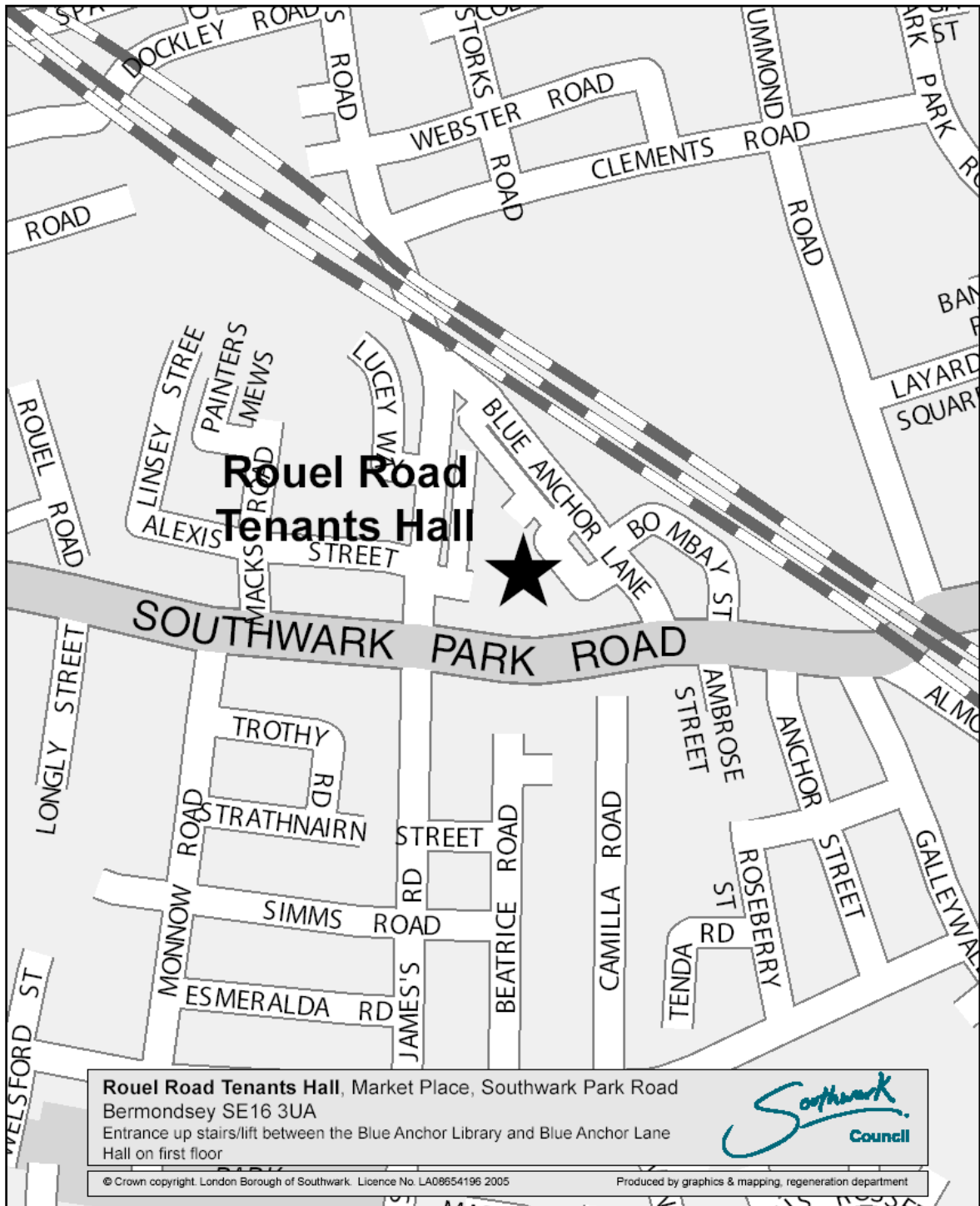
Spanish

Lati bēre fun itumø irohin nipa Council agbegbe re (Community Council) ni ede abini re, jowø pe telifoonu 020 7525 7514.

Lati jẹ ki a mọ nipa iranlọwọ tabi idi pato, gẹgẹbi ọkọ (mọto) tabi olutumọ, jowọ pe telifoonu 020 7525 7514.

Yoruba

MAP TO VENUE



Item No.	Classification Open	Date: 23 June 2005	Meeting Name: Bermondsey Community Council
Report title:		Development Control	
Ward(s) or groups affected:		All within the Bermondsey Community Council area	
From:		Strategic Director of Regeneration	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The Council's powers to consider planning committee business detailed in Article 8 under Role and Functions of the Committee were agreed by the Constitutional Meeting of the Council on 24th February 2003. This function was delegated to the Planning Committee.

KEY ISSUES FOR CONSIDERATION

5. Members are asked to determine the attached applications in respect of site(s) within the Community Council boundaries.
6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to the Secretary of State for the Environment against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the Council's case. The employment of Counsel is generally limited to complex inquiries or for very major proposals.
8. The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.

10. All legal/Counsel fees and costs as well as awards of costs against the Council are borne by the Regeneration budget.

EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED

11. **Equal opportunities considerations are contained within each item.**

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Borough Solicitor & Secretary

12. A resolution to grant planning permission shall mean that the Development & Building Control Manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the Committee and issued under the signature of the Development & Building Control Manager shall constitute a planning permission.

13. A resolution to grant planning permission subject to legal agreement shall mean that the Development & Building Control Manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Borough Solicitor and Secretary, and which is satisfactory to the Development & Building Control Manager. Developers meet the Council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Borough Solicitor and Secretary. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 requires the Council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 54A of the Town and Country Planning Act 1990 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Unitary Development Plan adopted by the Council in July 1995.

15. Section 106 of the Town and Country Planning Act 1990 introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:

1. restrict the development or use of the land;
2. require operations or activities to be carried out in, on, under or over the land;
3. require the land to be used in any specified way; or
4. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

16. Government policy on planning obligations is contained in the Department of the Environment's circular 1/97. Provisions of legal agreements must fairly and reasonably relate to the provisions of the Development Plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties, can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement Members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda 29 th May 2002	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	Beverley Olamijulo 020 7525 7222
Each application has a separate planning case file	Council Offices Chiltern Portland Street London SE27 3ES	The named case Officer as listed or Jim Sherry 020 7525 5437

APPENDIX 1

Audit Trail

<u>Lead Officer</u>	Deborah Holmes, Borough Solicitor & Secretary	
Report Author	Glen Egan, Acting Head of Legal Services Chris Thompson, Community Councils Officer	
Version	Final	
Dated	11/02/03	
Key Decision	No	
<i>Officer Title</i>	Comments Sought	<i>Comments included</i>
Glen Egan, Acting Head of Legal Services	No	Yes
Paul Evans Strategic Director of Regeneration	No	No
Jim Sherry Interim Development & Building Control Manager	No	Yes

MAP ITEM 1

Item No.	Classification	Decision Level	Date
1	OPEN	Bermondsey Community Council	23/6/2005
From INTERIM DEVELOPMENT & CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (05-AP-0406) Erection of a 4 storey building comprising commercial office (Class B1) space on the ground floor and 9 self contained flats above with repositioned vehicular access through to an existing rear car park		Address 206-208 Bermondsey Street SE1 Ward Chaucer	

1. PURPOSE

- 1.1 To consider the above application which is for Community Council consideration because of the number of objections received.

2. RECOMMENDATION

- 2.1 Grant Planning permission

3. BACKGROUND

- 3.1 The site is located on the north-western side of Bermondsey Street and is roughly rectangular in shape and close to Long Lane. It is presently used as a car park, and is located within both a designated employment area and conservation area as defined in the (adopted UDP, 1995). It is designated as being within the Bermondsey Street Conservation area in the (revised draft including pre-inquiry and final changes, The Southwark Plan, February 2005).
- 3.2 In 1987, a planning appeal was upheld and planning permission was granted for the continued use of the site 206/208 Bermondsey Street, for parking, storage and siting of market stalls. There is no other relevant information on file relating to this address.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues

The main issues in this case are: (a) the principle of the land use mix, (b) employment use, the increase of new commercial (B1) floorspace, (c) new housing, the introduction and mix of residential use on this site, including satisfactory compliance with residential standards (d) design of the proposed

new building, and its impact on the streetscape within this conservation area and (e) the impact on amenity of nearby residential properties and the lack of off-street parking.

4.2 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy B.1.1 - Protection of Employment Areas and Identified Sites: the proposal will increase employment floorspace.

Policy B.2.1 - Employment Areas and Sites - the proposal will create new employment generating activity.

Policy H.1.3 - New Housing: complies, this will result in new housing provision.

Policy H.1.5 - Dwelling Mix: complies, the proposal would result in the provision of a range of unit sizes.

Policy H.1.8 - New Housing Standards: the proposal complies with the Council floorspace standards.

E.2.1 - Layout and Building Line: complies, the scheme is acceptable.

E.2.2 - Heights of Buildings: complies, the proposed height is complimentary with surrounding buildings.

E.2.3 - Aesthetic Control: complies.

E.3.1 - Protection of Amenity: complies.

Policy E.4.3: Proposals Affecting Conservation Areas: complies, will not affect the setting of the Bermondsey Street Conservation Area.

Policy T.6.3 - Parking Space in New Developments: partially complies.

The Southwark Plan [Revised Draft] February 2005

Policy 1.5 - Mixed Use Developments: complies.

Policy 3.16 - Conservation Areas: complies, will enhance the Conservation Area.

Policy 3.18 - Setting of Listed Buildings and Conservation Areas: complies.

Policy 3.2 - Protection of Amenity: complies, the proposed development will not result in loss of amenity.

Policy 3.11 - Quality in Design: the proposal is considered to comply with this policy.

Policy 3.13 - Urban Design: the proposal complies

Policy 3.14 - Safety in Design: the proposal complies with this policy and will secure the existing car park.

Policy 4.2 - Quality of Residential Accommodation: the proposal complies.

4.3 Consultations

Site Notice: 14/03/2005

Press Notice: 17/03/2005

Consultees:

Conservation & Design Officer.

Traffic Group.

Public Protection.

Units 1 - 3 (consec) 194 - 204 Bermondsey St, SE1

210 & 210A Bermondsey Street, SE1

Flats 1 & 2; 212 Bermondsey Street, SE1

Flats 1 - 3 (consec) 214 Bermondsey Street, SE1

Flats 1 - 5 (consec) 191 Bermondsey Street, SE1
St Mary Magdalen with St. Olave, St. John and St. Luke Church: 191
Bermondsey Street, SE1
193 Bermondsey Street, SE1
1&2 Market Yard Mews: 194 - 204 Bermondsey Street, SE1
Flats 1 - 22 (consec) 3 Market Yard Mews: 194 - 204 Bermondsey Street,
SE1
36 and a half Tanners Yard, 239 Long Lane, SE1
Flats 1 - 57 (consec) Tanners Yard, 239 Long Lane, SE1
247 - 249 Long lane, SE1
249 Long Lane, SE1

Additional Consultees (14/03/2005)

239 Long Lane, SE1
1 & 2, The Cottages: (Behind Market Yard Mews) 194 -204 Bermondsey
Street, SE1.

Additional Consultees (22/03/2005)

29 Bermondsey Street, SE1
Flats 1 - 3 (consec), 194 -204 Bermondsey Street, SE1
Flats 5- 12 (consec), 194 - 204 Bermondsey Street, SE1
Flats 15 - 18 (consec), 194 - 204 Bermondsey Street, SE1
Units 1 to 3, 194 - 204 Bermondsey Street, SE1
Units 5 to 12, 194 - 204 Bermondsey Street, SE1
Units 15 to 18, 194 - 204 Bermondsey Street, SE1
Flats 19 to 23 Market Yard Mews, Behind 194 - 204 Bermondsey Street, SE1
Flats 25 to 28 Market Yard Mews, behind 194 - 204 Bermondsey Street, SE1
Units 19 - 23 (consec) Market Yard Mews, behind 194 - 204 Bermondsey
Street, SE1
Units 25 - 28 (consec) Market Yard Mews, behind 194 - 204 Bermondsey
Street, SE1 .

Replies from:

Conservation & Design Officer: This application is a resubmitted and superseded version incorporating alterations suggested by this team in Design Observations dated 31st March 2005. The design team recommended support of the principle of the development but withheld recommendation pending the solution of the three issues that arose from the previously submitted drawings. The key points requiring solution were:

- 1) Centralising of the third floor glass projected box behind brick parapet in order to simplify the detailing and to aid the building to read in a cohesive manner;
- 2) Setting in of windows to create enlivened frontage with punched openings rather than incidental holes in the wall and;
- 3) The further delineation and demarcation of the facade into traditional plot widths by using a down-pipe across the main elevation.

The revised drawings are considered successful and acceptable. The Design and Conservation Team recommend this application for approval.

Traffic Group: Previously objected. The applicant has now amended the design

of the development to incorporate more/ higher amount of cycle and motorcycle parking. The refuse store has been relocated closer to the highway, no objection to the application.

Public Protection: No comments received.

Willowbrook Centre (Group of residents the Centre works with in West Bermondsey): Supportive of the proposal in principle, however felt that the materials to be used are crucial.

Flat 27, Market Yard Mews: Support application. Subject to the plans remaining as at 27/04/2005. Agree with proposed height to balance with local buildings & flat roof.

St. Mary's Rectory, 193 Bermondsey Street: Objects on grounds of scale/height, reduction in car parking provision and no need for further flats.

36 and a Half Tanners Yard: Objects on grounds of loss of existing and accessing new car park, the proposed development will completely block the view of the building from Bermondsey Street, noise from proposed building works and free and safe access to the ramp and car park for Tanners Yard.

5 Tanner's Yard: Objects as above, but includes proposal that the site be used as open space (providing a sculpture park for local artists is one possible idea), Currently have bright apartments. The proposed development will diminish the amount of light (both day and night) that will penetrate our apartments.

7 Tanners Yard: Objects as above, includes, the proposed car park which will accompany the development will cause a build of traffic congestion on Bermondsey Street. The proposal for the car park contravenes regulations which state that a car park should have a separate entrance and exit. Problems accessing Tanners Yard car park is an interference with our legitimate activities.

8 Tanners Yard: Objects to proposal on the grounds that it substantially reduce the light in our flat which faces the proposed development (ground floor and first floor flat).

12 Tanners Yard (Objection lodged on behalf of the Tanners yard Resident Association): The proposed development will completely block the view of one of the key local landmarks - Tanners Yard - from Bermondsey Street. This building plays a crucial role in defining the character of the Bermondsey Street Conservation Area. Creating community space within the development site - such as a sculpture park instead of the car park, secured by way of a section 106 - could be one way the council could seek to secure such a benefit. Furthermore, the proposed car park will share its access and egress with our car park. The scheme should be presented without a car-park but with public space. Thus, at least, ensuring that a view from Tanners Yard is preserved for the public and the character of the Bermondsey Conservation area. We urge the council to reject this proposal as it does not address many key issues and will erode the character of this unique conservation area.

Flat 29, Tanners Yard: Objections already submitted on behalf of Tanners Yard Resident's Association. I support these objections.

Flat 30, Tanners Yard, 239 Long Lane: I believe the proposed development will severely affect access to the car park of 239 Long Lane. Especially whilst construction work is going on.

Flat 39, Tanners Yard, 239 Long Lane: Objects on grounds as stated above.

Flat 41, Tanners Yard, 239 Long Lane: Objection lodged on grounds of blocking the sun from my flat for a good portion of the day and will lead to dramatic reduction in lighting levels. Further objections lodged, including all the

above.

Flat 43, Tanners Yard, 239 Long Lane: Objections on grounds as previous objectors.

Flat 44, Tanners Yard, 239 Long Lane: Object on grounds as previous objectors.

Flat 52, Tanners Yard, 239 Long Lane: Objects as previous objectors, biggest problem is noise associated with any building works.

55 Tanners Yard: no record found.

54 Tanners Yard, 239 Long Lane: Object on grounds as previous objectors.

102 Pottersgate, Norwich (owners of Flat 26 Market House, Tanners Yard, 239 Long Lane): Objections lodged mirroring previous objector's comments.

5 PLANNING CONSIDERATIONS

The Principle of the Land-use Mix

- 5.1 The site consists of a vacant land measuring 268.8 square metres and is currently used as a free for all car park. The proposed development entails erection of a 4 storey building comprising commercial office (Class B1) space on the ground floor and 9 self contained flats above (7x1 & 2X2) with repositioned vehicular access through to an existing rear car park. The proposal has been subject to a number of pre-application meetings/advice and the principle of a mix use scheme (commercial and residential) was considered acceptable in terms of the UDP's policy requirement. The current proposal has been revised to incorporate other planning, traffic and design related concerns.

Employment Use

- 5.2 The site is currently within a designated employment area in the adopted UDP. The proposed new B1 (commercial floorspace) will create 101 square metres of employment generating activity at ground floor level. It will also compliment the general mix use activities established along Bermondsey Street, including the adjoining premises at 194 - 204 Bermondsey Street.

New Housing

- 5.3 The proposal includes 9 self contained flats (7X1 & 2X2), which will be located on first, second and third floors. All of the proposed accommodation will be centralised around a spiralling stair case and a lift, in the new building. The first floor would accommodate 2, one bedroomed and 1, two bedroomed with combined living/dining/kitchen area. The second floor, internal layout and stacking replicates the first floor with both two bedroomed units fronting Bermondsey Street. The third floor would accommodate the remaining 3 X 1 bedroom flats. The mix of housing proposed, is considered acceptable, in this small infill site.

- 5.4 The floor area for the one bedroom units range from 45 - 49 square metres, and the two bedroom units are 65 square metres. The internal layout and standard of accommodation meet's the Council's policy requirement, and is considered acceptable.

- 5.5 No amenity space has been provided for future occupants, but in the context of the site constraint and other surrounding/ similar scaled block/flats without or

negligible amenity space, this is considered acceptable. The proposed building occupies the whole site and therefore there is no opportunity for landscaping.

Design of the Proposed New Building

- 5.6 The design element of this scheme has been subject to lengthy pre-application discussions and advice from the Design and Conservation Officer. The proposed new four storey building is of a contemporary style but has been refined to have a much stronger contextual relationship with surrounding buildings, particularly in relation to the adjoining buildings. It is considered that the proposed development acts as a comfortable juncture between the contrasting buildings to either side. The scale, height (upper level set back from the Bermondsey Street frontage) and massing of the proposed building is considered acceptable. The proposed development will fill in a gap site and tie together this part of the Bermondsey Street Conservation Area. It is considered that the proposal will enhance the streetscape and have a positive impact on the Bermondsey Street Conservation Area.

The impact on amenity of nearby residential properties and the lack of off-street parking.

- 5.7 A number of residents have objected to the proposal, with the majority of the objections received from residents living at Tanners Yard, located to the rear of the site. The proposed building will be over 25 metres, from the boundary of residents of Tanners Yard. Both plans and daylight and sunlight report submitted by the agent meet the proposed development compliance with Building Research Establishment (BRE) Guidelines.

- 5.8 The main purpose of the guidelines is to assist in the consideration of the relationship of new and existing buildings to ensure that each retain a potential to achieve good daylighting and sunlighting levels. The BRE Guidelines for daylight and sunlight should be applied to the lowest windows serving habitable rooms. The windows used to assess the measurement were taken from the ground floor windows of the Tanners Yard flats, 239 Long Lane. The report concluded that the proposed development complied with the Guidelines for both daylight and sunlight, meeting the Council's standards.

- 5.9 In addition, the block spacing criteria used for daylight and sunlighting assessment are a major determinant of other amenity considerations such as sense of enclosure, privacy, overlooking and overshadowing. It is considered that the distance between the proposed new and the existing Tanners Yard building, is sufficiently well spaced (over 25 metres) not to detrimentally affect the amenity of existing residents.

- 5.10 No car parking has been provided, but this is considered acceptable, both in terms of the Government Planning Guidance (PPG 13), the London Plan and the Council's revised draft Southwark Plan in promoting car free developments in adequately served areas with different modes of public transport availability. The site is located within short walking distance of a number of bus services, giving alternative (including reasonable walking/cycling) access to London Bridge and Tower Hill stations. The 10 bicycle and motorcycle parking area, provided within the site boundary are considered satisfactory.

The proposal, includes a repositioned vehicular access through to an existing rear car park, and this has also been the subject of a number of objections

5.11 from residents of Tanners Yard and the St. Mary Magdalen Church. The repositioning of the vehicular access through an existing car park is considered acceptable. It is considered that this new access way will act as a security net for future users of this free for all car park.

Overall this is a well designed, low density residential development. It will provide new employment space at ground floor level and provide much needed

5.12 residential accommodation on the upper floors. The standard of accommodation and cycle/ motor cycle provision is adequate considering the location, and there are no significant adverse impacts for nearby residents.

Objections received were primarily about scale and height of the proposal, loss of day/ sunlightlight, overshadowing, outlook/view, loss of and access to

5.13 existing car park and parking for future residents, including disturbance during construction. Construction disturbance is covered by the Council Code of Construction Practice and the proposed development is a car free development . This development will be of similar/smaller scale to adjoining/ surrounding buildings. It has been designed to minimise the impact on existing flats and been set back to compliment the Bermonsey Street Conservatinon Area streetscene. No objections have been received that justify refusal of the permission. Overall the proposal is considered acceptable and it is considered that planning permission is granted.

6. EQUAL OPPORTUNITY IMPLICATIONS

6.1 Lifts available to all floors making the development accessible to people with mobility difficulties. The proposal will provide modern offices which will improve the job opportunities within the area

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

7.1 The provision of 1 & 2 bedroom flats meets both the Government and Council objectives in providing these type of units for the future based on housing need and Census statistics. These include, an older/elderly population, more single persons (young & old) and higher divorce rates.

LEAD OFFICER	Séamus Lalor	Interim Development and Building Control Manager
REPORT AUTHOR	David Williams	[tel. 020 7525 5446]
CASE FILE	TP/11-206	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	

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
Application Type Full Planning Permission
Recommendation Grant

Reg. Number 05-AP-0406
Case Number TP/11-206

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a 4 storey building comprising commercial office (Class B1) space on the ground floor and 9 self contained flats above with repositioned vehicular access through to an existing rear car park

At: 206-208 Bermondsey Street SE1

**In accordance with application received on 04/03/2005
and revisions/amendments received on 25/04/2005
25/04/2005**

and Applicant's Drawing Nos. HW/BSLL 1000, 1001, 1002, 1003, 1004, 1500, 1501, 1502, 1503

Design Report

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990.

- 2 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 Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan 1995 and Policies 3.11 'Quality in Design' and 3.14 'Urban Design' of the Revised Deposit UDP, The Southwark Plan, March 2004.

- 3 Detailed drawings of the security gate on Bermondsey Street (2 copies) relating to the repositioned vehicular access shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the front boundary treatment in the interest of the appearance of the building and the Bermondsey Street Conservation Area in accordance with Policy E.2.3 'Aesthetic Control' and 4.3 'Proposal Affecting Conservation Areas' of the Southwark Unitary Development Plan.

- 4 Detailed drawings of including section at a scale of 1:5 showing a typical window (2 copies) shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the window frames in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' and 'E.4.3 'Proposals Affecting Conservation Areas' of the Southwark Unitary Development Plan.

- 5 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter

be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied 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 Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Southwark's Unitary Development Plan.

- 6 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the premises before the use of the premises is commenced and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied 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 Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Southwark's Unitary Development Plan.

- 7 Details of the vehicle and pedestrian accesses to the site and premises, including full details of the visibility of splays, shall be submitted to (2 copies) and approved by the Local Planning Authority before the development hereby permitted is begun and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to that the Council may be satisfied that the proposal will not compromise highway safety in accordance with Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls, Policy T.4.1: Measures for Cyclists and Policy T.2.1: Measures for Pedestrians of Southwark's Unitary Development Plan.

- 8 The cycle storage & motorcycle parking facilities as shown on drawing [HW/BSLL 1001A] shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle motorcycle 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 Policy E.3.1 'Protection of Amenity' and T.1.3 'Design in Conformity with Council Standards' of the Southwark Unitary Development Plan.

9 **Reasons for granting planning permission.**

This planning application was considered with regard to various policies including, but not exclusively:

- a) Policies [B.1.1 - Protection of Employment Areas and Identified Sites, B.2.1 - Employment Areas and Sites, H.1.3 - New Housing, E.2.3 - Aesthetic Control, E.3.1 - Protection of Amenity & 4.3 - Proposals Affecting Conservation Areas] of the Southwark Unitary Development Plan 1995
- b) Policies [3.16 - Conservation Areas, 3.2 - Protection of Amenity, 3.11 - Quality in Design, 4.2 - Quality of Residential Accommodation & 3.14 - Safety in Design] of The Southwark Plan [Revised Draft] February 2005.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Item No. 2	Classification OPEN	Decision Level BERMONDSEY COMMUNITY COUNCIL	Date 24/05/05
From Interim Development Control and BUilding Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (05-CO-0013) Replacement of existing wooden single-glazed windows and doors with double-glazed composite wood and aluminium doors and windows to match existing.		Address 2-108 Cadbury Way, Rouel Road Estate, SE16 Ward Grange	

1 PURPOSE

To consider the above application. Due to the number of objections received, and the application being for the Council's own development, the application must be presented to the Committee for consideration.

2 RECOMMENDATION

Grant planning permission.

3 BACKGROUND

The site is located on the west side of Yalding Road, near the corner of Goodwin Close, and comprises a three storey brick residential building with windows on the north and south elevations and entrances to the south elevation only. The building is one of several Council flat buildings which comprise the Rouel Road Estate.

The site is not within a Conservation Area, nor is it a listed building.

The application is to replace the existing windows and doors with timber framed, aluminium clad windows and doors. The application does not propose any new window openings into the building.

4 FACTORS FOR CONSIDERATION

Main Issues

The main issues in this case are the impact of proposal on the amenity of occupants of adjoining properties, the appearance of the building, and the quality of residential accommodation which would result from the works.

Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

E.2.3 - Aesthetic Control: *Complies*

E.3.1 - Protection of Amenity: *Complies*

H.2.1 - Rehabilitation and Improvement of Housing: *Complies*.

Consultations

Site Notice: 20/04/05

Press Notice: N/a

Consultees: 2-108 (evens only) Cadbury Way

Replies from:

26 Cadbury Way

Objects to the works having already commenced; to being charged for the cost of the works where his dwelling is in good order.

7 Cadbury Way

Objects to the works as his dwelling is in good order.

5 PLANNING CONSIDERATIONS

The proposal does not include any new windows or openings into any elevation of the building, therefore it is not considered that the proposal would impact on any occupants of adjoining or nearby properties.

The age of the windows are such that they appear to be in a state of disrepair and some appear to require replacing. The new windows would therefore improve the appearance of the building, when viewed internally and externally, and would improve the thermal performance and energy efficiency of the flats. The windows would therefore result in a higher quality of residential accommodation than the current conditions.

The consultation responses received indicate that the proposed works may affect properties which may be in good condition, or which may in fact be owned by parties other than the Council. In this case, the Applicant has notified such parties, and it is considered that this would be an issue to be negotiated between the relevant parties. The responses are treated as objections, but could not be sustained on planning grounds.

6 EQUAL OPPORTUNITY IMPLICATIONS

The works would improve the living conditions of Council flats, which would improve the quality of accommodation afforded to lower income residents.

7 LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

The works would improve the energy efficiency of the flats.

LEAD OFFICER	Séamus Lalor	Interim Development and Building Control Manager
REPORT AUTHOR	Nic Drent	Planning Officer [tel. 020 7525 0502]
CASE FILE	TP/H68	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	

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	Southwark Council	Reg. Number	05-CO-0013
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)		
Recommendation		Case Number	TP/H68

Draft of Decision Notice

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

Replacement of existing wooden single-glazed windows and doors with double-glazed composite wood and aluminium doors and windows to match existing.

At: 2-108 Cadbury Way, Rouel Road Estate, SE16

In accordance with application received on 21/02/2005

and Applicant's Drawing Nos. 7637/402, 7637/201 (dated 23.11.04), 7637/201 (existing elevation, dated April 2004), 7637/201 (proposed elevation, dated April 2004), 7637/203/A, 7637/303/A.

Schedule

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990.

- 2 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 Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan 1995 and Policies 3.11 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan (revised Draft) February 2005.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies E.2.3 - Aesthetic Control and E.3.1 - Protection of Amenity of the Southwark Unitary Development Plan 1995
- b] Policies 3.11 - Quality in Design and 4.2 - Quality of Residential Accommodation of The Southwark Plan [Revised Draft] February 2005.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

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MUNICIPAL YEAR 2005/06

COUNCIL: BERMONDSEY COMMUNITY COUNCIL

NOTE: Original held by Constitutional Support Unit; amendments to Louise Shah (Tel: 020 7525 0640)

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