



COMMUNITY COUNCILS
A voice for your community



Bermondsey Community Council

Planning Agenda

DATE: Friday 29 July 2005	TIME: 4.30pm
PLACE: Room B, Southwark Town Hall, Peckham Road, London SE5 8UB	

1. Introduction and welcome

2. Apologies

3. Disclosure of Members interests and dispensations

4. Any items the Chair deems urgent

5. Applications for Decision:

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

1/2 73 Southwark Park Road, SE16 – Full Planning Permission

1/3 6 - 48B Southwark Park Road & part of rear and front elevation of 1& 7 Dunton Road – Council's Own Development Reg.3

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

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

Yoruba

Item No.	Classification Open	Date: 29 July 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

ITEMS ON AGENDA OF THE BERMONDSEY CC
on Friday 29 July 2005

Appl. Type Full Planning Permission
Site 206-208 Bermondsey Street SE1

Reg. No. 05-AP-0406
TP No. TP/11-206
Ward Grange
Officer David Williams

Recommendation GRANT

Item 1/1

Proposal

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

Appl. Type Full Planning Permission
Site 73 Southwark Park Road SE16

Reg. No. 05-AP-0630
TP No. TP/115-71
Ward Grange
Officer Elaine Quigley

Recommendation GRANT

Item 1/2

Proposal

Use of ground floor as a cafe (incorporating internal extract duct that discharges at main roof level, and refuse storage in rear).

Appl. Type Council's Own Development - Reg. 3
Site 6-48B Southwark Park Road & part of rear and front elevation of 1 & 7 Dunton Road SE16

Reg. No. 05-CO-0053
TP No. TP/115-24
Ward South Bermondsey
Officer Karli Flood

Recommendation GRANT

Item 1/3

Proposal

Change of windows from timber to aluminium/timber composite, change of staircase windows from polycarbonate to glass blocks on the front elevation of Southwark Park Road properties, removal of concrete planters to rear and replace with metal railings on the rear elevation of the Southwark Park Road properties.

MAP ITEM 1

Item No.	Classification	Decision Level	Date
1	OPEN	Bermondsey Community Council	29/07/2005
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 bed roomed and 1, two bed roomed with combined living/dining/kitchen area. The second floor, internal layout and stacking replicates the first floor with both two bed roomed 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 .

5.11 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 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.

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

5.13 Objections received were primarily about scale and height of the proposal, loss of day/ sunlightlight, overshadowing, outlook/view, loss of and access to 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		Reg. Number	05-AP-0406
Application Type	Full Planning Permission	Case Number	TP/11-206
Recommendation	Grant		

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.

MAP ITEM 2

Item No. 2	Classification OPEN	Decision Level BERMONDSEY COMMUNITY COUNCIL	Date 29.07.2005
From DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (05-AP-0630) Use of ground floor as a cafe (incorporating internal extract duct that discharges at main roof level, and refuse storage in rear) - revised resubmission of previously refused scheme.		Address 73 Southwark Park Road, SE16 Ward Grange	

PURPOSE

- 1 To consider the above application that is for Committee consideration due to the number of objections received and deferment from Bermondsey Community Council.

2 BACKGROUND

- 2.1 The application site is located on the northern side of Southwark Park Road and comprises a mid-terraced two-storey property within a small parade of commercial units that include a mix of retail and non-retail uses. The unit comprises of a shop on the ground floor with residential accommodation above. To the north of the site is Aylwin School, to the west, east and south of the site are a mixture of commercial and residential properties. The site is not within a conservation area and the building is not a listed building. It is not located within a primary or secondary shopping frontage.

- 2.3 Planning permission was refused on 02/03/2005 for the change of use to a cafe (Class A3)/take away (A5 Use Class) and installation of low level extractor duct at the rear. This application was refused due to the location of the proposed low level extract duct that was considered to be likely to have an adverse impact on the amenity of the adjoining upper floor residential properties in terms of emission of odours and noise generation.

- 2.4 Planning permission was granted on 31 October 1995 for the change of use of the ground floor of No. 71 to a restaurant, enclosure of toilets and corridor at the rear and installation of ventilation ducting at the rear plus associated works (LBS Reg No. 95/805). Within the parade of shops the following units are occupied
 - 57 Southwark Park Road : supermarket (A1)
 - 59 Southwark Park Road: hot food take-away (A3)
 - 61 Southwark Park Road: sales of heaters (A1)
 - 63 Southwark Park Road: internet cafe and mini-cab office (A3)
 - 65 Southwark Park Road: office and shop (A1)
 - 67 Southwark Park Road: house (C3)
 - 69 Southwark Park Road: pizza take-away (A3)
 - 71 Southwark Park Road: barbers (A1)
 - 73 Southwark Park Road: amazing grace convenience store (A1)
 - 75 Southwark Park Road: Bermondsey Food (A1)

Of the ten units four are currently in non-retail use.

Planning permission is sought for the change of use of the ground floor unit to a cafe

2.5 (Class A3) and installation of low level extractor duct at the rear. The authorised use is for a retail unit (A1 use class). No marketing information has been included with the application and the applicant has advised that the property has not been marketed for sale or rent since it became vacant on 01/05/2004.

2.6 The extractor duct would extend out from the first floor kitchen out at roof level and would project 0.5m above the eaves of the roof when viewed from the rear elevation. It would be less prominent from the front elevation as it would project out 0.2m from the parapet wall. It would measure 0.3m (width).

2.7 The applicant has advised that the proposed use would be for a take-away service of tea, coffee and sandwiches that would not include a home delivery service. The proposed opening hours of the cafe/take-away would be 7am to 7pm and the applicant is willing to have these hours conditioned to ensure that this would be implemented.

2.8 It is proposed to provide a free standing bin that would be located in the rear courtyard area that is currently covered by a roof. The applicant has advised that the roof would be removed when the building work commences on-site. Bins would be collected once a week.

FACTORS FOR CONSIDERATION

3 Main Issues

The main issues in this case are the loss of a retail unit, the impact on the amenity of the adjoining property, the impact in terms of traffic implications.

4 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy E.2.3 'Aesthetic Control' - complies, the projection of the proposed ducting would be set back 3.8m from the front elevation of the building and would not have an adverse impact on the main building.

Policy E.3.1 'Protection of Amenity' - complies, the main part of the extract ducting would be integrated within the building itself with a small section protruding above the roofline. Given its positioning with relation to adjoining properties it would not be considered to have an adverse impact on the amenity to the upper floors of the adjoining residential properties. The proposed bin store would be confined to the courtyard area to the rear of the property and would not effect the neighbouring properties.

Policy S.1.4 'Shops Outside Primary and Secondary Shopping Frontages' - partly complies, the loss of an A1 unit would not undermine the retail service provided to the local area as it would not reduce the number of retail units within the parade to below 50%. However the unit has not been vacant for 24 months and no evidence has been provided to show that attempts have been made to find a retail occupier.

Policy S.1.6 'Hot Food Outlets' - mainly complies, criteria (i) the location of the proposed extract duct would not result in increased emission of fumes and smells to the neighbouring upper floor residential properties; (ii) the proposed location of the refuse bin within an internal courtyard area to the rear of the property is considered acceptable; (iii) no off-street car parking is proposed however the proposal could not be refused on the lack of this provision (iv) the proposal would not appear to involve any road safety issues (v) the entrance to the premises would not provide easy access to members of the public with disabilities.

Policy T.1.3 'Design of Development and Conformity with Council Standards and Controls' - does not comply, the proposal would not provide off-street parking provision for people with disabilities.

The Southwark Plan [Revised Draft] February 2005

Policy 1.11 'Protecting the Range of Services Available' - complies, the premises is located within a parade of 10 shops (6 of which would remain within retail use) and would not result in the loss of a use that is the only one of its kind within a 600m radius. Although the premises has not been vacant for a period of 12 months it would provide an essential local service to the community

Policy 3.2 'Protection of Amenity' - complies, the proposed extract duct would not be considered to result in the emission of additional fumes and odours and would be considered acceptable.

Policy 3.11 'Quality in Design' - complies, the location of the extract duct on the roof of the building would not have an adverse impact on the fabric of the building.

Policy 5.1 'Transport Impacts' - complies, the Traffic Group has advised that a condition should be imposed on any permission banning delivery services from the shop in order to mitigate any potential negative impact on the transport network. A condition would also be required to ensure that the bin would only be located on Southwark Park Road on bin collection days.

5 Consultations

Site Notice: 23/05/2005 (expires 13/06/2005)

Press Notice: N/A

Consultees:

65, 65A, 67, 67A, 69, 69A, 71, 71A, 73A, 75, 75A, 77, 77A, 79, 79A, 85 Southwark Park Road, SE16 3TY

78, 78A, 80, 80A, 82, 82A, 84, 84A, 86, 86A, 88, 88A Southwark Park Road, SE16 3RS

Aylwin Secondary School, 55 Southwark Park Road, SE16 3TZ

Pollution Control

Traffic Group

6 Replies from:

69A Southwark Park Road:

No objection providing that (i) level of noise can be guaranteed to a minimum low (ii) rubbish would not be disposed of on the pavement (iii) no obstruction to pedestrians using the pavement (iv) causing traffic and parking problems for locals (v) adhere to opening and closing times (vi) respect the local residents (vii) ensure extract duct, noise and smell remain at minimum.

75 Southwark Park Road: objects

Suffer noise, rubbish and specially smells of food all day. Noise from the ducting already experienced when previous occupiers used same premises. Neighbours who live above pizza takeaway find noise from ducting hard to live with.

79 Southwark Park Road: objects

Currently 7 cafes and local public house that serves food. Parking is difficult on Southwark Park Road. Road does not warrant another cafe.

88 Southwark Park Road: objects

Work appears to be carrying out on-site. Concern regarding long opening hours and increasing what is already noisy street. Increase in traffic and rubbish.

Pollution Control

Confirms that before operation of the ventilation system its detailed design would

require approval from the local planning authority. This would be attached as a condition to any permission. The system should not increase ambient noise level at any frequency and should be mounted on anti-vibration pads.

Traffic Group

Verbal comments from Traffic Group advised that a condition should be attached to ensure that the bin would only be located on Southwark Park Road on bin collection days. They have also advised that a condition should be imposed to restrict delivery services from the cafe in order to mitigate any potential negative impact on the transport network.

7 PLANNING CONSIDERATIONS

- 7.1 The principle of the change of use to a restaurant was not cited as a reason for refusal of the last application. Given that the proposal would comply with the policies relating A3 use the loss of the retail unit would be considered acceptable.
- 7.2 The scheme has been amended as a result of the previously refused proposal to internalise the majority of the extract ducting with the flue projecting above the eaves of the roof by 0.5m. This would result in a more satisfactory relationship with the adjoining properties from a visual viewpoint. The attachment of a condition relating to details of the ventilation system and control of noise would overcome any potential noise and odour concerns and would be considered acceptable.
- 7.3 The location of the refuse bin in the rear courtyard area would not present an ideal situation. However given the lack of external space surrounding the site its location could not be objected to. Traffic Group have advised that a condition be attached to any permission to ensure that the bin would only be located on Southwark Park Road on bin collection days. This would remove any concerns regarding refuse bins being left on the pavement. They have also advised that a condition should be imposed to restrict delivery services from the cafe in order to mitigate any potential negative impact on the transport network.
- 7.4 The objections from a resident of Southwark Park Road raised issues regarding need of another cafe and parking. These issues have been discussed above in paragraph 7.1 and 7.3.
- 7.5 The proposal would be recommended for approval.

8 EQUAL OPPORTUNITY IMPLICATIONS

- 8.1 None foreseen

9 LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 9.1 None foreseen

LEAD OFFICER	Séamus Lalor	Interim Development and Building Control Manager
REPORT AUTHOR	Elaine Quigley	[tel. 020 7525 5461]
CASE FILE	TP/115-71	
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	Mr I.H. Saygin	Reg. Number	05-AP-0630
Application Type	Full Planning Permission	Case Number	TP/115-71
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Use of ground floor as a cafe (incorporating internal extract duct that discharges at main roof level, and refuse storage in rear).

At: 73 Southwark Park Road SE16

**In accordance with application received on 08/04/2005
and revisions/amendments received on 10/06/2005**

**and Applicant's Drawing Nos. PE/, PE/I, PE/11 and site location plan
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 Prior to the installation of the ventilation system hereby approved the details and the design of the system shall be submitted to and approved by the local planning authority. The ventilation system ducting shall be mounted on anti-vibration pads so that the sound emissions from the equipment do not increase the existing noise level at any frequency. Before operation of the system this shall be verified by the submission of an acoustic survey carried out by an independent acoustic consultant, submitted and approved by the Local Planning Authority before the commencement of any works associated with this development. The noise survey should include measurements of the development site before the installation of any machinery and after the commissioning of the machinery. The measurements should be at 1/3 octave band between 32Hz and 10kHz.

Reason

In order to protect the amenity of the area and prevent increases in background noise levels in accordance with Policy E.3.1 'Protection of Amenity' in the Southwark Unitary Development Plan (adopted July 1995) and Policy 3.2 'Protection of Amenity' in the Southwark Plan (Revised Draft February 2005).

- 3 The use hereby permitted for cafe/takeaway (A3/A5 Use Class) purposes shall not be carried on outside of the hours 07:00 to 19:00 on Monday to Saturday.

Reason

To protect the amenity of the adjoining residential occupiers in accordance with Policy E,2,3 'Protection of Amenity' in the Southwark Unitary Development Plan (adopted July 1995) and Policy 3.2 'Protection of Amenity' in the Southwark Plan (Revised Draft February 2005).

- 4 The cafe/takeaway [Class A3/A5 Use Class] use hereby permitted shall not include any delivery service to customers.

Reason

To ensure that the proposed use does not prejudice the free flow of traffic or the conditions of general safety along neighbouring highway(s) in accordance with Policy T.1.3 'Design of Development and Conformity with Council Standards and Controls' of the Southwark Plan (July 1995) and Policy 5.1 'Transport Impacts' of the Southwark Plan (Revised Draft) February 2005.

- 5 The refuse bins associated with the cafe (A3 Use) hereby permitted shall only be located on the public highway on the day of bin collection and shall not remain on the public highway at any other time.

Reason

To ensure that the proposed use does not prejudice the free flow of pedestrian and vehicular traffic or the conditions of general safety along neighbouring highway(s) in accordance with Policy T.1.3 'Design of Development and Conformity with Council Standards and Controls' of the Southwark Plan (July 1995) and Policy 5.1 'Transport Impacts' 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', E.3.1 'Protection of Amenity' S.1.4 'Shops Outside Primary and Secondary Shopping Frontages', S.1.6 'Hot Food Outlets' and T.1.3 'Design of Development and Conformity with Council Standards and Controls' of the Southwark Unitary Development Plan 1995
- b] Policies 1.11 'Protecting the Range of Services Available', 3.2 'Protection of Amenity', 3.11 'Quality in Design' and 5.1 'Transport Impacts' 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.

MAP ITEM 3

Item No. 3	Classification OPEN	Decision Level BERMONDSEY COMMUNITY COUNCIL	Date 29/07/05
From DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (05-CO-0053) Change of windows from timber to aluminium/timber composite, change of staircase windows from polycarbonate to glass blocks on the front elevation of Southwark Park Road properties, removal of concrete planters to rear and replace with metal railings on the rear elevation of the Southwark Park Road properties.		Address 6-48B Southwark Park Road & part of rear and front elevation of 1 & 7 Dunton Road SE16 Ward South Bermondsey	

PURPOSE

- 1.1 To consider the above application. This is presented for determination by the Bermondsey Community Council due to the number of objections received for a Council owned site.

RECOMMENDATION

- 2.1 Grant Planning Permission.

BACKGROUND

- 3.1 The application site contains a group of attached Council tenement buildings that is located on the south side of Southwark Park Road between the junctions of Balaclava Road and Dunton Road. The site is not located within a Conservation Area.
- 3.2 There is no planning history that is relevant to this site.
- 3.3 Planning permission is sought to change the windows from timber to aluminium/timber composite, change the staircase windows from polycarbonate to glass blocks on the front elevation of Southwark Park Road properties and to remove the concrete planters to the rear and replace them with metal railings on the rear elevation of the Southwark Park Road properties.

FACTORS FOR CONSIDERATION

Main Issues

- 4.1 The main issue in this case is the impact the works will have upon the buildings' contribution to the surrounding environment.

Planning Policy

- 4.2 Southwark Unitary Development Plan 1995 [UDP]:

E.2.3 'Aesthetic Control' - Complies
E.3.1 'Protection of Amenity' - Complies

4.3 The Southwark Plan [Revised Draft] February 2005

3.2 'Protection of Amenity' - Complies
3.11 'Quality in Design' - Complies
4.2 'Quality of Residential Accommodation' - Complies

Consultations

4.4 Site Notice: 18/05/05 Press Notice: NA

Consultees:

1, 3, 5, 7 Dunton Road SE1 5TJ
2, 4, 6, 8, 10, 10B, 12, 12A, 12B, 14, 14A, 14B, 16, 16B, 18, 18A, 18B, 20, 20A, 20B,
22, 22A, 22B, 24, 24A, 24B, 26, 26B, 28, 28A, 28B, 30, 30A, 30B, 32, 32B, 34, 34B,
36, 36A, 36B, 38, 38A, 38B, 40, 40B, 42, 42B, 44, 44A, 44B, 46, 46A, 46B, 48, 48B
Southwark Park Road SE16 3RT.

Letters sent on 19/05/05.

Replies from:

4.5 Mrs Eliz. A Dacey from 40B Southwark Park Road stated the following:

"I have lived here since 1977 and object to the removal of the concrete planters at the rear of the property. Some of us like to use them for the purpose they were put there, but it is obvious most are now in disuse. Many people store all manner of items there, and detritus, all of which will be on public display with railings in place, not to mention the numerous washing lines. I think this arrangement will prove to be more of an eyesore than at present".

4.6 Ms Nicki Stedmond of 44B Southwark Park Road, supported the application.

4.7 Mrs Lily Tillman of 42B Southwark Park Road 'partly' objected to the proposal and stated the following:

"I was so very sorry to hear you are going to remove the planters from our balconies and replace them with railings. Since I moved into these flats when they first opened in 1977, the flowers growing in the planters have brought such pleasure. I'm afraid removing the flowers and replacing them with railings will encourage some people to put their washing to dry over the railing and that would be awful".

PLANNING CONSIDERATIONS

5.1 The proposed works to the exterior of the flat buildings will improve the amenity of those residing in the building without having an adverse impact upon the buildings in the estate. The works will not increase overlooking either.

5.2 With regard to the submitted objections, it is considered that the existing planter boxes at the rear of the buildings are generally neglected and have a negative impact on the rear elevation of the building, which can be viewed from a public pathway. Although, some residents use the planter boxes, it is considered that there is still enough room within the balcony to provide pot plants etc. and that the proposed railings would improve the safety of residents and presentation of the building.

5.3 Consequently, the proposal is considered reasonable and should be approved.

EQUAL OPPORTUNITY IMPLICATIONS

6.1 None

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

7.1 None

LEAD OFFICER	Séamus Lalor	Interim Development and Building Control Manager
REPORT AUTHOR	Karli Flood	Planning Officer [tel. 020 7525 1137]
CASE FILE	TP/115-24	
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-0053
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)		
Recommendation	Grant	Case Number	TP/115-24

Draft of Decision Notice

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

Change of windows from timber to aluminium/timber composite, change of staircase windows from polycarbonate to glass blocks on the front elevation of Southwark Park Road properties, removal of concrete planters to rear and replace with metal railings on the rear elevation of the Southwark Park Road properties.

At: 6-48B Southwark Park Road & part of rear and front elevation of 1 & 7 Dunton Road SE16

In accordance with application received on 07/04/2005

and Applicant's Drawing Nos. 7659/1 B, 7659/2, 7659/2A, 7659/3

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 3.14 'Urban Design' of the Revised Deposit UDP, The Southwark Plan, March 2004.

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 3.2 'Protection of Amenity', 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.

DISTRIBUTION LIST

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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Cllr Linda Manchester	1		
Cllr Denise Capstick	1	Geoffrey Banister	1
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