



COMMUNITY COUNCILS
A voice for your community



Bermondsey Community Council

Planning Agenda

DATE: Wednesday 23 November 2005	TIME: 7.00pm
PLACE: Aylwin Girls School, 55 Southwark Park Road, SE16 3TZ	

- 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 42 Banyard Road, SE16 2YA – Full Planning Permission

1/2 Cragie House, Balaclava Road/ Lynton Road, SE1 – Council's Own Development Reg.3

1/3 6-48B Southwark Park Road & part of rear and front elevation of 1&7 Dunton Road, SE16– 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

Carers' Allowances

If you are a Southwark resident and have paid someone to look after your children, or an elderly dependant or a dependant with disabilities, so that you can attend this meeting, you may claim an allowance from the Council. Please collect a claim form from the clerk at the meeting.

Deputations

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

Exclusion of Press and Public

The following motion should be moved, seconded and approved if the Community Council wishes to exclude the press and public to deal with reports revealing exempt information.

“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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Wheelchair access

Wheelchair access to the venue is via all entrances to Aylwin Girls School Hall.

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

If you want information on the Community Councils translated into your language please telephone 020 7525 57514

To inform us of any special needs or requirements, such as transport or signer/interpreter, please telephone 020 752 57514

আপনি যদি আপনার ভাষায় কমিউনিটি কাউন্সিল সম্বন্ধে তথ্য চান তাহলে অনুগ্রহ করে 020 7525 0640 নম্বরে টেলিফোন করুন

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

Bengali

Kendi dilinizde Toplum meclisleri hakkønda bilgi almak için 020 7525 7514'nolu telefonu arayønøz.

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

Turkish

Haddii aad doonayso warbixin ku saabsan qoraalka Kawnsalkada Bulshada oo ku turjuman af Soomaali fadlan tilifoon u dir 020 7525 7514

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

Somali

如果你需要有關社區委員會的訊息翻譯成中文，請致電提出要求，號碼：020 7525 0640

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Se voce quiser informações nos conselhos comunitários traduzidas em sua língua por favor ligue para 020 7525 7514

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Si vous désirez avoir l'information sur les Conseils de la Communauté (Community Councils) traduite en votre langue téléphonez SVP au 020 7525 7514

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French

Si precisa información sobre los departamentos sociales (Community Councils) traducida a su idioma, por favor llame al número de teléfono 020 7525 7514

Si tiene necesidades o requisitos específicos, como es transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

Spanish

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

Lati je ki a mø nipa iranlowø tabi idi pato, gegebi okø (møto) tabi olutumø, jowø pe telifoonu 020 7525 7514.

Yoruba

Item No.	Classification Open	Date: 23 November 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 Wednesday 23 November 2005

Appl. Type Full Planning Permission
Site 42A Banyard Road SE16 2YA

Reg. No. 05-AP-1008
TP No. TP/293-40
Ward Riverside
Officer Rokos Frangos

Recommendation GRANT

Proposal

Retention of four new windows in rear extension to serve hallways in flats.

Item 1/1

Appl. Type Council's Own Development - Reg. 3
Site Cragie House, Balaclava Road/Lynton Road SE1

Reg. No. 05-CO-0116
TP No. TP/128-A
Ward South Bermondsey
Officer Andrew Pratt

Recommendation GRANT

Proposal

Installation of external access ladder and door/hatch to side elevation of block

Item 1/2

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

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.

Item 1/3

INSERT MAP: ITEM 1

Item No. 1	Classification OPEN	Decision Level BERMONDSEY COMMUNITY COUNCIL	Date 23/11/20050/2005
From INTERIM DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (05-AP-1008) Retention of four new windows in rear extension to serve hallways in flats.		Address 42A Banyard Road SE16 2YA Ward Riverside	

PURPOSE

1. To consider the above application which is for community council consideration due to the number of objections received.

RECOMMENDATION

2. To recommend planning permission.

BACKGROUND

3. The application property comprises of a four-storey building consisting of two flats and a maisonette. The area is residential in nature and the application property is not listed nor is it located within a conservation area.
4. In respect of previous planning history for the application property, planning permission was refused in June 1998 for a three-storey building containing three two-bedroom flats. A subsequent application to construct a three-storey building containing 1, one-bedroom flat and 2, two-bedroom flats was withdrawn in November 1998. Permission was granted in May 2003 for the erection of a four-storey residential development comprising two one-bedroom flats and one two-bedroom maisonette, including vehicle access to the existing workshop at rear.

5. Planning permission is sought to retain four new windows installed in the hallways of the four-storey new residential development granted planning permission in 2003. The windows match the other windows installed in the new building.

FACTORS FOR CONSIDERATION

Main Issues

6. The main issues in this case are the potential impact on the amenity of neighbouring occupiers by way of overlooking from the new windows, as well as the appearance of the windows.

Planning Policy

7. Southwark Unitary Development Plan 1995 [UDP]:

E.2.3 'Aesthetic Control'

E.3.1 'Protection of Amenity'

H.1.8 'Standards For New Housing'

The proposal complies with policy E.2.3 as the windows, the subject of this application, match the style of the existing windows in the property and therefore their appearance is acceptable.

The proposal complies with policy E.3.1 as the windows serve non-habitable rooms (i.e. hallways) and therefore the potential for overlooking will be reduced.

The proposal does not comply with policy H.1.8, as the windows are less than 21m from those of adjacent rear properties, therefore failing to meet the standard set out in SPG5 'Standards, Controls and Guidelines for Residential Development'.

8. The Southwark Plan [Revised Draft] February 2005:

3.11 'Quality in Design'

3.2 'Protection of Amenity'

The proposal complies with policy 3.11 as the windows, the subject of this application, match the style of the existing windows in the property, and therefore their appearance is acceptable.

The proposal complies with policy 3.2 as the windows serve non-habitable rooms (i.e. hallways) and therefore the potential for overlooking will be reduced.

9. **Consultations**

Site Notice: 22/6/05

Press Notice: N/A

Consultees:

40, 42, 44 Banyard Road, SE16

383, 385, 387, 387a, 389, 389a Southwark Park Road, SE16

Flats B, C, D, E, F, 391 Southwark Park Road, SE16

10. **Replies from:**

387a Southwark Park Road. Objects, on the grounds of privacy and precedent, and also on the basis that the windows have been inserted in contravention of agreed planning. Claims that there are significant details which differ from the original plans submitted.

391b Southwark Park Road. Objects, on the basis of overlooking to the rear garden and a direct view through the flats. Proposes frosted glass as a compromise. Claims the new window on the top property will not be on a hallway.

387 Southwark Park Road. Objects, on the grounds of significant overlooking of private gardens and of private internal spaces.

44 Banyard Road. Objects, on the basis of overlooking and consequent adverse impact on privacy, and suggests glass bricks as an alternative.

PLANNING CONSIDERATIONS

11. Appearance and design

Windows are of an acceptable appearance and match the existing windows.

Amenity

12. According to SPG5 'Standards, Controls and Guidelines for Residential Development', which is enshrined in policy H.1.8 'Standards For New Housing' in the adopted Southwark UDP (1995), a minimum distance of 21 metres is required between the rear windows of one property and those of any other adjoining property. The distance between the ground floor window of 42a and the rear side window of 44 Banyard Road is only 4.84m; the distance between windows on the second and top floor of 42a and the rear windows of 393 Southwark Park Road is only 11.40m and the top rear windows of 391 is 13.30m, although the size and positioning of the latter window means that there is no overlooking sufficient to constitute a breach of amenity. The angle of the rear of 389 and the position of the windows means there is no overlooking to internal space, although there is overlooking to the rear gardens of 389 and 387.

Conclusion

13. Although there is legitimacy to the concerns by neighbouring residents over an adverse effect to their privacy by way of overlooking, it is considered that the location of the new windows - on corridors within the flats rather than habitable rooms - and the fact that they are fixed shut and non-opening, constitute mitigating circumstances. Given these considerations, the overlooking such as it exists need not necessitate the removal of the windows when the problem can be solved with obscure glazing.
14. Planning permission is recommended for the retention of the new windows, subject to a condition requiring the installation of obscured glazing.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

15. The windows will result in the hallways being lit with natural light rather than total reliance on electric lighting.

COMMUNITY IMPACT STATEMENT

16. This planning application has been judged to have no impact on local people and communities due to the imposition of a condition requiring obscured glazing.

LEAD OFFICER	Anne Lippitt	Interim Head of Development & Building Control
REPORT AUTHOR	Rokos Frangos	Planning Officer Development Control [tel. 020 7525 5440]
CASE FILE	TP/293-40	
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 R. Herridge	Reg. Number	05-AP-1008
Application Type	Full Planning Permission	Case Number	TP/293-40
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retention of four new windows in rear extension to serve hallways in flats.

At: 42A Banyard Road SE16 2YA

In accordance with application received on 23/05/2005

and Applicant's Drawing Nos. SK/BR02A, SK/BR06B, SK/BA07B, SK/BR08B, SK/BR09B, SK/BR10B

Subject to the following conditions:

All four hall windows hereby approved shall be fitted with obscured glazing and fixed shut and shall not be replaced or repaired otherwise than with obscured glazing without the prior written approval of the Local Planning Authority.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 44 Banyard Road and 387-393 Southwark Park Road from undue overlooking in accordance with Policy E.3.1 'Protection of Amenity' of the adopted Southwark Unitary Development Plan (1995) and Policy 3.2 'Protection of Amenity' of the emerging Southwark UDP (March 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 3.2 'Protection of Amenity' and 3.11 'Quality 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.

INSERT MAP: ITEM 2

Item No. 2	Classification OPEN	Decision Level BERMONDSEY COMMUNITY COUNCIL	Date 23.11. 2005
From INTERIM DEVELOPMENT AND BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (05-CO-0116) Installation of external access ladder and door/hatch to side elevation of block		Address Cragie House, Balaclava Road/Lynton Road SE1 Ward South Bermondsey	

PURPOSE

1. To consider the above application which is for Community Council consideration as the proposal is a Council own application and objections have been received.

RECOMMENDATION

2. Grant Planning Permission.

BACKGROUND

3. The application premises comprise a four storey, council block with pitched roof, located on the corner of Lyton Road and Balaclava Road. The building in question, Cragie House, is divided into 24 maisonettes and is a post war development.
4. There is no relevant planning history on this property.
5. The proposal under consideration is for the installation of an external access ladder and door/hatch to the side elevation of the block. The access ladder is needed to access to the water tanks in the roof space which is currently accessed via one of the flats at 4th floor. The staircase would be of steel, mounted 2 metres above ground level. The bottom end would be locked together with a secure lock to be installed at the doorway giving access to the roof space. The flank wall faces north towards the rear gardens of the properties located along Fort Road.

FACTORS FOR CONSIDERATION

Main Issues

6. The main issues in this case are:
 - The visual impact on the surrounding area and existing building;
 - Impact on the amenities in terms of overlooking of windows of the occupiers living in the terrace along Fort Road.

Planning Policy

7. Southwark Unitary Development Plan 1995 [UDP]:

Policy E.2.3 - Aesthetic Control

Policy E.3.1 - Protection of Amenity

The proposal complies with policy E.2.3, the ladder is considered to be located in an unobtrusive location and therefore the appearance is considered acceptable.

The proposal complies with policy E.3.1 as the ladder will not be used on a regular basis and therefore the potential for overlooking will be reduced.

8. The Southwark Plan [Revised Draft] February 2005

The site falls within an Urban Zone as shown on the proposals map to the emerging Revised Draft Southwark Unitary Development Plan (February 2005)

Policy 3.2 - Protection of Amenity

Policy 3.11 - Quality in Design

The proposal complies with policy 3.11, the ladder is considered to be located in an unobtrusive location and therefore the appearance is considered acceptable.

The proposal complies with policy 3.2 as the ladder will not be used on a regular basis and therefore the potential for overlooking will be reduced.

9. **Consultations**

Site Notice: 9 September 2005

Press Notice: N/a.

Consultees: 1 - 24 Craigie House, Balaclava Road SE1

10. **Replies from:**

11 Craigie House, Balaclava Road, SE1 - The objector believes the ladder would lead to security issues as it has happened at other blocks of flats where youths climb these ladders. Concern was also raised about workmen walking along the roofspace.

22 Craigie House, Balaclava Road, SE1 - The objector raised concern about security issues. There also seems to be confusion as the objector is under the impression the roofspace would be converted into flats.

PLANNING CONSIDERATIONS

11. The main issue would be the impact on the surrounding area and on the existing building in so far as visual amenity is concerned and potential impact on the properties located along Fort Road in terms of overlooking.

12. As the staircase would be mounted on the north elevation of the building facing the rear gardens of the houses located within Fort Road and not facing any major roads, it is considered the proposed works would have a minimum visual impact on the area. The light, transparent structure would also have no adverse impact on the original profile of the building. As the ladder would only be used for maintenance work, it is not considered that the scheme can be refused in terms of overlooking to the properties located along Fort Road as the ladder would not be used on a regular basis.

As there would be no detrimental impact in terms of visual amenity and overlooking, the

13. scheme is considered acceptable.

14. Objections have been raised by residents in relation to security issues. The points of objection are not supported as the ladder would give access to the roof space without the necessity for one of the top floor tenants to give access in order to service the water tanks in the roof space. The staircase would be key locked at the bottom to prevent people without permission from climbing it. It is therefore considered that there will not be any security issue provided that the access ladder is kept locked.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

15. None

COMMUNITY IMPACT STATEMENT

16. The proposal would not result in any significant impact on local people to warrant a refusal of planning permission in this instance.

17. There are no particular communities affected by the proposal.

18. There are no adverse implications on the community as a result of the proposed development.

LEAD OFFICER	Anne Lippitt	Interim Head of Development & Building Control
REPORT AUTHOR	Andrew Pratt	Planning Officer Development Control [tel. 020 7525 5461]
CASE FILE	TP/128-A	
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-0116
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)		
Recommendation	Grant	Case Number	TP/128-A

Draft of Decision Notice

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

Installation of external access ladder and door/hatch to side elevation of block

At: Cragie House, Balaclava Road/Lynton Road SE1

In accordance with application received on 20/07/2005

and Applicant's Drawing Nos. 1699.1.1 Existing and Proposed

Schedule

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

Reason

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

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 and 3.11 - Quality 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.

INSERT MAP: ITEM 3

Item No. 3	Classification OPEN	Decision Level Bermondsey Community Council	Date 23.11.2005
From INTERIM 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.		Address 6-48B Southwark Park Road & part of rear and front elevation of 1 & 7 Dunton Road SE16 Ward South Bermondsey	

PURPOSE

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. Grant Planning Permission.

BACKGROUND

3. This application was considered by the Community Council on the 29 July 2005 where it was deferred for a site visit by Members'. The site visit took place on the 18 October 2005.
4. 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.
5. There is no planning history that is relevant to this site.
6. 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. The proposal has been amended in order to retain the concrete planters to the rear of the Southwark Park Road properties.

FACTORS FOR CONSIDERATION

Main Issues

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

Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

E.2.3 'Aesthetic Control'

E.3.1 'Protection of Amenity'

The proposal complies with policy E.2.3 as the replacement windows will improve the appearance of the properties.

The proposal complies with Policy E.3.1 as the alterations will improve the amenity of existing residents as the new windows should decrease road and other noise and help with energy conservation.

The Southwark Plan [Revised Draft] February 2005

3.2 'Protection of Amenity'

3.11 'Quality in Design'

4.2 'Quality of Residential Accommodation'

The proposal complies with policy 3.11 as the replacement windows will improve the appearance of the properties.

The proposal complies with Policies 3.2 and 4.2 as the replacement windows will improve the amenity of existing residents as the new windows should decrease road and other noise and help with energy conservation.

Consultations

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:

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".

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

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

8. The proposed works to the exterior of the flat buildings will improve the appearance of the buildings and provide an improved amenity for occupiers in the form of sound attenuation and reduced energy costs in respect to the new windows. The proposals will not affect the amenity of adjoining occupiers by reason of overlooking.
9. With regard to the objections raised, the planters have now been retained.
10. Consequently, the proposal is considered acceptable and is recommended for approval.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

11. Will result in less heat being lost through windows and thus save energy.

COMMUNITY IMPACT STATEMENT

12. This planning application has been judged to have no impact on local people and communities other than to improve the living conditions of the occupiers of the application properties.

LEAD OFFICER	Anne Lippitt	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.

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 three 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.

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

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