

COMMUNITY COUNCILS

A voice for your community

Bermondsey Community Council

Planning Agenda

DATE: Thursday 28 September 2006	TIME: 7.00pm
PLACE: Harris Academy, 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. Minutes from previous meeting (6 July 2006)
6. Applications for Decision:
 - 6.1 **237 LONG LANE SE1 – Redevelopment of existing car park fronting Long Lane to provide a part 6, part 7 storey building comprising of ground floor (95sq.m) commercial B1/A3 use with 25 residential apartments above (including 40% affordable housing) serviced by two independent entrances, including the re-configuration of the existing car park to Blue Lion Place**
7. **Members' Decisions:**
Members decide whether the applications should be granted or refused.
8. **Closing comments by Chair**

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

欲想通知我們你有的特別需求或需要，例如接送車輛或手語/傳譯員，請致電通知，號碼：020 7525 0640

Chinese

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

Para-nos informar de quaisquer necessidades especiais ou requisitos , tipo transporte,

linguagem dos sinais/ intérprete, por favor ligue para 020 7525 7514.

Portuguese

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

Pour nous informer de tout besoin ou condition spéciale, telles que le transport ou le signataire / interprète, téléphonez SVP au 020 7525 7514

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

Yoruba

Item No.	Classification Open	Date: 28 September 2006	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

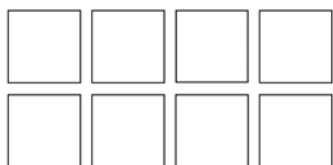
Background Papers	Held At	Contact
Council Assembly Agenda 29 th May 2002	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	Beverley Olamijulo 020 7525 7222
Each application has a separate planning case file	Council Offices Chiltern Portland Street London SE27 3ES	The named case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



COMMUNITY COUNCILS
A voice for your community



Bermondsey Community Council Planning Meeting

Minutes of Meeting 6 July 2006

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

COUNCILLORS PRESENT

1. Councillor Linda Manchester (Chair)
Councillor Eliza Mann
Councillor Helen Jardine-Brown
Councillor Adedokun Lasaki
Councillor Bob Skelly
Councillor Nick Stanton

INTRODUCTION AND WELCOME

2. The meeting began at 7:07pm.
3. The Chair welcomed the public to the Bermondsey Community Council Planning Meeting and outlined housekeeping matters relating to the venue.

APOLOGIES FOR ABSENCE

4. Apologies were received from Councillors Baichoo, Capstick and Kyriacou.

NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

5. Chair said that the item : MANOR ESTATE PLAYGROUND, LONDON, SE16 3LX, had been withdrawn from the agenda.

DISCLOSURE OF INTERESTS AND DISPENSATIONS

6. There were none.

ITEM 1: ROUEL ROAD ESTATE 1-35 DRAPERS WAY 1-60 ROCK GROVE 1-35 MARKET PLACE

7. The planning officer summarised the proposals outlined in the report.
8. Councillors asked questions of the planning officer.
9. There were no objectors present.
10. The applicant was not present.
11. Members discussed the proposals.

RESOLVED:

12. That planning permission be granted for the reasons outlined in the draft decision notice.

EPILOGUE:

13. The Chair thanked everybody for coming.
14. The meeting ended at 7:15 pm.

Chair:

Dated:

ITEMS ON AGENDA OF THE BERMONDSEY CC
on Thursday 28 September 2006

Appl. Type Full Planning Permission
Site 237 Long Lane SE1

Reg. No. 05-AP-0921
TP No. TP/147-237
Ward Grange
Officer Lucy Kelly

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 1/1


Proposal

Redevelopment of existing car park fronting Long Lane, to provide a part 6, part 7 storey building comprising of ground floor (95 sq.m) commercial B1/A3 use with 25 residential apartments above (including 35% affordable housing) serviced by two independent entrances, including the re-configuration of the existing car park to Blue Lion Place.

237 Long Lane



© Crown Copyright. All rights reserved.
 London Borough of Southwark.
 OS Licence LA08854198, 2008.
 This site plan supplied by the London Borough
 of Southwark is for Planning and Building Control
 purposes only.


 Claire Cook
 Scale 1/1250
 Date 19/9/2006

**Southwark
 Council**

Item No.	Classification	Decision Level	Date
1	OPEN	COMMITTEE	28/09/2006
From Development and Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (05-AP-0921) Redevelopment of existing car park fronting Long Lane to provide a part 6, part 7 storey building comprising of ground floor (95sq.m) commercial B1/A3 use with 25 residential apartments above (including 40% affordable housing) serviced by two independent entrances, including the re-configuration of the existing car park to Blue Lion Place		Address 237 Long Lane SE1 Ward Grange	

PURPOSE

- 1 To consider the above application which is for Committee consideration because it is subject to a section 106 agreement and due to the number of objections received.

RECOMMENDATION

- 2 Grant Planning Permission subject to a Section 106 Agreement to secure eleven units of affordable housing.

BACKGROUND

Site and Surroundings

- 3 The application site is located to the eastern end of Long Lane bounded to the north by Blue Lion Court, and the site is currently used as a car park and storage area. To the east of the site, is a Grade II listed building – the Simon Tanner Public House which is 3 storeys in height and forms the end of a terrace of 5/6 storeys which contains a mix of residential and commercial / warehouse buildings. South of the site on the opposite side of Long Lane are a number of Council housing blocks ranging from 3 to 5 storeys in height. To the west of the site is a newly constructed part 5/6/7 storey building containing a mixed residential and commercial use (219 Long Lane). The site is located in an area characterised by a mix of uses comprising commercial and residential uses and the site is located immediately adjacent to the Bermondsey Conservation Area.

Planning History

- 4 **Site 237A Long Lane** - Planning permission (**9701073**) was granted on 25/07/00 on the site adjacent to the subject site for “Construction of a 5 storey building comprising 6 x 1 bed flats and 7 x 2 bed flats together with ancillary

parking and amenity space”.

- 5 This permission relates to a parcel of land adjacent to the application site, however, part of the car parking area relating to this approved application forms part of the site of the current application. (see para 14 below)
- 6 Following the issuing of this decision, the following ‘Approval of Details’ applications were subsequently submitted and approved.
- 7 0100122 – Granted on 22/02/01 – Details pursuant to conditions 2,4,6 & 7 (External Materials, archaeology & foundations, cycle storage & refuse storage of planning permission dated 25/7/2000 LBS ref 9701073
- 8 0100365 – Granted on 04/05/01 – Details of facing Brick
- 9 0100623 – Granted on 17/05/01 – Roof Slate (eternity 660 x 300) and sample of white powder coated window.
- 10 0100628 – Granted on 17/05/01 – Cycle Storage Provision
- 11 0100736 – Granted on 04/10/01 – Approval of details of roof slate and details of windows
- 12 0100768 – Granted on 01/07/01 – Roof slate and windows
- 13 0101822 – Granted on 17/01/02 – Details of Landscaping – The approved plan for the landscaping details show an area of grassed amenity space behind the approved building (which includes a cycle store) and 10 car parking spaces. **The 10 car parking spaces forms part of the site which is subject to this planning application.**

Planning History of Adjacent Sites

- 14 **Site at 237 Long Lane** - Planning Permission (**9801628**) was granted on 25 July 2000 for “Demolition of porters lodge, single storey building and garages, erection of extensions, alterations and change of use of main building to 11 business units and 30 flats, east wing 5 live/work units and 2 self contained business units.”
- 15 Following the issue of this decision, the following ‘Approval of Details’ application was subsequently submitted and approved.
- 16 0001534 - Granted on 18/12/00 – Details of roof cladding.
- 17 **Site at 237 Long Lane** – Planning permission (**0001639**) was granted on 26/03/01 for “Demolition of existing 2 storey office building and erection of a new 5 storey building (use class B1) together with the refurbishment and second floor extension to existing industrial building to create a live/work unit.”
- 18 Following the issue of this decision, the following ‘Approval of Details’ application was subsequently submitted and approved.

- 19 0200555 – Granted on 21/06/02 – Landscaping scheme.
- 20 **Site at 237 Long Lane** - Planning permission (**0200184**) was granted on 07/03/02 for “Amendments to materials and minor revisions to external elevations on 5 storey B1 office block and industrial buildings of 6 no live/work units. LBS ref 0001639 dated 26/03/01 and LBS ref 9801628 dated 25/07/01
- 21 **Site at 219 Long Lane** – Planning application (**99-AP-1613**) Withdrawn on 16/12/99 for “Demolition of existing vehicular repair workshop and 2 flats, construction of new building comprising one unit for the preparation of hot food (A3), 17 live/work units and 7 flats with car parking on ground floor”
- 22 **Site at 219 Long Lane** - Outline Planning Permission (**00-AP-0412**) granted on 07/06/00 for “Construction of a new building including 16 live/work units, 2 flats and one A3 type unit with associated car parking and servicing yard.”
- 23 **Site at 219 Long Lane** – Planning Permission (**01-AP-1206**) granted on 25/10/01 for “Redevelopment of site to provide B1 units on the ground and first floors, 14 self contained flats and 9 live/work units with associated car parking and cycle storage space”
- 24 **Site at 219 Long Lane** – Reserved / Outstanding Matters (**04-AP-0835**) granted on 11/10/04 for “Details of refuse arrangement as required by condition 3 of planning permission dated 25/10/01 LBS ref 01-AP-1206 for redevelopment of site to provide B1 units on the ground and first floors, 12 self contained flats and 8 live/work units with associated car parking and cycle storage space.
- 25 **Site at 219 Long Lane** - Reserved / Outstanding Matters (**04-AP-0837**) granted on 11/10/04 for “Details of landscaping scheme as required by condition 6 of planning dated 25/10/01 LBS ref 01-AP-1206 for redevelopment of site to provide B1 units on the ground and first floors, 12 self contained flats and 8 live/work units with associated car parking and cycle storage space”.
- 26 **Site at 219 Long Lane** – Reserved / Outstanding Matters (**04-AP-1980**) granted on 24/11/04 for “Details of archaeological and foundation design as required by conditions 4 and 5 of planning permission dated 25/10/01 LBS ref 01-AP-1206 for redevelopment of site to provide B1 units on the ground and first floors, 12 self contained flats and 8 live/work units with associated car parking and cycle storage space”.
- 27 **Proposal**
This application is for the redevelopment of the existing car park fronting Long Lane to provide a part 6, part 7 storey building comprising of ground floor (95sq.m) commercial B1/A3 use with 25 residential apartments above (including 40% affordable housing) serviced by two independent entrances, including the re-configuration of the existing car park to Blue Lion Place.
- 28 The proposal would provide for limited off street servicing and will replace all

the existing car park spaces currently within the site. No new car parking spaces are to be provided for the future occupants, and as such the development is 'car-free'

- 29 The proposal includes the enclosure and enlargement of an existing refuse storage area which is utilized by Blue Lion Place. There will be the provision of an additional refuse storage area within the new building for the future occupiers of the building.
- 30 The A3 use part of the scheme would not include the cooking of food, merely the preparation of food and as such no provision is made for the servicing of a full catering kitchen.
- 31 The dwelling mix proposed is as follows : 2 x 3 bed flats; 12 x 2 bed flats and 11 x 1 bed flats.
- 32 The proposal includes 28 cycle parking spaces to be located to the rear at ground floor level.
- 33 There are 3 trees in close proximity to the site – two to the rear within the adjacent amenity space and one street tree to the front. None of the trees are to be felled.
- 34 Of the existing car parking spaces, 3 are subject to long term leases and will be retained in the same location. The existing 10 spaces will be re-configured
- 35 The current access to Blue Lion Place runs through the application site, and as such the building incorporates a vehicular undercroft access with gates in to the site. The height of the undercroft is 4.9m to allow full access for service and delivery vehicles and emergency vehicles.

FACTORS FOR CONSIDERATION

Main Issues

- 36 The main issues in this case are
- a) The principle of the proposed new building in terms of land use and conformity with strategic policies
- Impact on amenity
Impact on traffic and transport
The design of the proposed building and it's impact on the setting of the adjacent grade II listed building and upon the character and appearance of the adjacent conservation area.
Section 106 Obligations (affordable housing and transport)

Planning Policy

- 37 At its meeting on 29th June 2006 the Council resolved to adopt the Southwark Plan subject to modifications. Therefore apart from a small number of exceptions, the policies in the Southwark Plan now have significant weight in

the determining of planning applications. Whilst the 1995 Unitary Development Plan remains the statutory Development Plan until such time as the Southwark Plan is formally adopted it is likely that, in determining pending applications, the Council will give predominant weight to Southwark Plan policies. Upon formal adoption the policies in the Southwark Plan will be applied unless material considerations indicate otherwise.

Southwark Unitary Development Plan 1995 [UDP]:

38 The site is located within the following designations;
The entire site lies within a Central Area of Community Need, an Employment Area and an Archaeological Priority Zone

39 The following policies apply
Policy R.1.1- Central Area of Community Need
Policy E.1.1 - Safety and Security in the Environment:
Policy E.2.1 - Layout and Building Line
Policy E.2.3 - Aesthetic Control
Policy E.2.5 - External Space
Policy E.3.1- Protection of Amenity
Policy E.3.5 - Vacant Sites and Buildings
Policy E.5.1 - Sites of Archaeological Importance
Policy H.1.3 - New Housing
Policy H.1.4 - Affordable Housing
Policy H.1.5 - Dwelling Mix of New Housing
Policy H.1.7 - Density of New Residential Development
Policy H.1.8 - Standards for New Housing
Policy B.1.1 - Protection of Employment Areas and Identified Sites
Policy B.3.1 - Access for People with Disabilities
Policy T.6.3 - Parking Space in New Developments
Southwark adopted Supplementary Planning Guidance [SPG]:

The Southwark Plan (Modifications version 2006)

40 The site is within the London Bridge Opportunity Area, Preferred Office Location, Central Activity Zone, Transport Development Area and an Archaeological Priority Zone.

Policy 1.1 - Access to Employment Opportunities
Policy 3.2 - Protection of Amenity
Policy 3.10 - Efficient Use of Land
Policy 3.11 - Quality in Design
Policy 3.13 - Urban Design
Policy 3.19 - Archaeology
Policy 4.1 - Density of Residential Development
Policy 4.2 - Quality of Residential Accommodation
Policy 4.3 - Mix of Dwellings
Policy 4.4 - Affordable Housing Provision
Policy 5.1 - Locating Developments
Policy 5.5 - Transport Development Areas

Policy 5.6 - Car Parking

Consultations

Site Notice: 23/06/2005 Press Notice: 16/06/2005

41 Consultees:

Conservation Officer

Traffic Group

Public Protection

Arboriculturalist

Blue Lion Place, Flats 1 - 30 (consec), 237 Long Lane, SE1

Simon the Tanner Pub, 231 Long Lane, SE1

Flats 1 - 13 (consec), 237A Long Lane, SE1

Flats 1 - 57 (consec) Tanners Yard, 239 Long Lane, SE1

239 Long Lane, SE1

Units 1 - 8 (consec), 219 Long Lane, SE1

Flats 1 - 5 (consec) Radisson Court, 219 Long Lane, SE1

Flats 1 - 5 (consec) Kimber Court, 219 Long Lane, SE1

Flats 1 - 11 (consec) Clay Court, 219 Long Lane, SE1

Flats 1 - 4 (consec) Alluvium Court, 219 Long Lane, SE1

Flats 1 - 38 (consec) Archdale House, Cluny Estate, SE1, 4QF.

Flats 1 - 16 (consec) Printworks Court, 230 Long Lane, SE1

Additional Consultees 12/10/2005

42 Loates, Taylor, Shannon; Hanson Associates; Sid Smith & Associates - 1 Blue Lion Place, SE1 (3 separate businesses, one address)

2, 3, 4, 5&6 (one address), 7, Blue Lion Place, SE1

9, 10, 11, 12, 13, 14, 15, Blue Lion Place SE1

Latin American Cultural Institute; Owen and Avery (2 businesses), 16 Blue Lion Place, SE1

17 Blue Lion Place SE1

Shooting Pictures; Flying Monkey; Icon; (3 businesses) Studio 18, Blue Lion Place SE1

19, 20 Blue Lion Place SE1

Additional Consultees 19/10/2005

44 Units 1 - 15 (consec), Blue Lion Place, 237 Long Lane.

Replies from: (internal)

- 45 **Conservation Officer:** The proposed development would establish a bulk adjacent to the listed building that is acceptable in height. However the glass balustrade that would set atop the bulk appears to create an uncomfortable relationship with the listed building. The applicant is encouraged to reconsider the placement of the balustrade to lessen its impact on the setting of the listed building
Amended plans were subsequently received removing the balustrade adjacent to the listed building. The application is now acceptable in this regard.
- 46 The materiality of the proposed scheme is of great concern given that the area and in particular the adjacent conservation area is one comprised of robust brick warehouse buildings. The proposed cladding of extensive areas of coloured render would establish an incongruous and adverse effect upon the appearance of the area and this part of the conservation area. Further the materiality would not be suitably robust for one of the most gritty and busy urban streets in Bermondsey. The applicant is strongly advised to consider a more suitable and robust material, such as brick. There is no objection to the introduction of modern materials.
Amended plans were subsequently received which showed the replacement of the rendered areas with a traditional yellow multi stock brick – and a sample will be required to be submitted as part of a condition to any permission granted. The application is now acceptable in this regard.
- 47 The design and conservation team have no objections to the proposed bulk, height and mass of the proposed development.
- 48 The planning documents lack sufficient detailed information regarding the quality, character and appearance of the proposed development. The lack of clarity and detail is unacceptable for a proposal of this scale with considerable effect on the adjacent listed building and conservation area. Therefore the design and conservation team requests that adequate design drawings and details be provided prior to any consent of the proposed scheme.
Amended plans were subsequently received which showed a higher degree of design detail. However specific design details (at a scale of 1:5) will be required to be submitted as part of a condition to any permission granted. The application is now acceptable in this regard.
- 49 **Traffic Group:** Cycle parking provided by the applicant is sufficient. With regards to the refuse it needs to be clearly stated what is residential and commercial. With regards to the car parking spaces details are required with information on how the spaces will be accessed as it is not clear from the current plans.
- 50 Additional plans were subsequently received showing the swept path to the car parking spaces. The traffic group are now satisfied that the plans as illustrated satisfy previous concerns as outlined above. The application is now acceptable in this regard. The commercial and domestic refuse storage area are now separate, with the commercial refuse being incorporated within the existing (enlarged) refuse storage area for Blue Lion Place
- 51 **Arboriculturalist:** No comments received. No trees are to be removed and an appropriately worded condition will be added to any permission given to ensure

the protection of the trees during the construction process.

External Responses – Objections.

- 52 Twenty letters of objection and 2 letters of support were received. These are summarised below
- 53 Letter of objection on behalf of number 1, 3 & 7 Blue Lion Place, 237 Long Lane: Objections include the following; design of the proposal to be of poor architectural quality, secure boundary, badly planned and dangerous car parking within Blue Lion Place, loss of amenity space , damage to mature trees, north protrusion of proposed building, over-development, residential use, traffic and highway grounds.
- 54 Letter in support of the revised application on behalf of 1, 3 & 7 Blue Lion Place, 237 Long Lane: (previously objected, note above) subject to various point and qualifications, set out below:
Strongly opposed to any proposal to turn their site into a public route or service access for the new development but supports appropriate mixed uses within this mixed use area, proposals are in overall terms acceptable in design terms, and think the proposals have the potential to enhance the local urban context with regard to building type, diversity of external space, and permeability, neutral on the height of the proposed building and assume if planning permission is granted, various aspects will be covered by conditions.
- 55 Letter of objection (Planning Consultants -Tibbalds, 19 Maltings Place, 169 Tower Bridge Road) on behalf of a number of residents and businesses of Blue Lion Place: Objections include the following; planning history, relationship of the current planning application to the two previous planning consents granted on the site, the layout of the site, the provision of and treatment of amenity space, the provision of landscaping, the access arrangements, the provision of car parking and the provision and management of refuse.
- 56 Flat 1, 5, 13, 20, 21, 22, 25, 27, 28 & 29, 8 Blue Lion Place, 237 Long Lane: Objections received by individual residents on the following grounds, including those represented/ supporting letter of objection by Planning Consultants - Tibbalds (Please note above):
- potential highway issue implied by the location of the entrance gates, opening does not meet regulation for 2 way traffic:
 - potential loss of amenities:
 - development would undoubtedly affect the three trees which were recently granted by Southwark Council a tree preservation order,
 - serious issue of security:
 - sheer scale of the development/density and over intensification of the use of the whole site:
 - architectural design of the development is appalling and lacks creative thinking and sensitivity:
 - lack of car parking spaces for existing for existing residents, daylight and sunlight report submitted based on two buildings, please ask for assessment of light-loss on the flats at the rear of 237a Long Lane:

- inconsistency of application i.e the height of the building is described as 5 storeys but it is clearly 7 storeys.

- 57 Flat 2, 8 Blue Lion Place: Supports application: The proposed development properly completes the street frontage. The new building would improve security and enhance refuse collection. The new development is sustainable, does not create extra traffic and is compliant with the local development plan. It also introduces a good integration of private and social housing mix.
- 58 Flat 10, 237A Long Lane: Main objection is an environmental one. Loss of light.
- 59 Flat 21, Tanners Yard, 239 Long Lane: Over development of the area, leaving inadequate open space, obstruction of any view of Blue Lion Yard (a building of architectural interest and character) from Long Lane, increased parking congestion in the area, felling of the only trees visible from the Blue Lion Yard and the courtyard facing flats of Tanners Yard and yet more building noise and the dirt for Tanners Yard residents.
- 60 Flat 10 & 11 Printworks Court, 230 Long Lane: Objects on grounds of environmental, oppose big blocks, badly designed, building site noise, devaluation of property, view from windows will be blocked, overlooking by the proposed flats and it will also hinder letting of the property during building works and thereafter.
- 61 13 Tanners Yard, 239 Long Lane: Sufficient residential housing at the end of Long Lane, particularly in light of the two large Galliard homes developments and the Buxton development (219 Long Lane). Continued noise, blockage of Blue Lion Yard, would prefer to leave and develop into open space (greenery) or two storey commercial/ retail of which there is little on Long Lane.
Flat 21
- 62 237A Long Lane: Fully endorses Jennifer Ross's/ Tibbalds letter of objection.

PLANNING CONSIDERATIONS

a) Principle of the Development

- 63 The proposed development comprises 95sq.m of commercial floor space (B1/A3) on the ground floor with 25 residential units on the upper floors. Eleven (40%) of the residential units would be affordable and will be secured via a Section 106 Agreement (see section e below). This mix of uses is considered to be appropriate for the site as it would harmonise with the general character of the area where the majority of the recently built development are of a similar nature. Although the site is within a designated employment area in the adopted plan, it has no specific designation in the Southwark (modifications version 2006) plan. Furthermore the existing site is a car park and therefore does not have any existing employment generating floor space. The addition of 95 sq.m of employment floor space is welcomed and complies with Policy 1.5 of the Southwark Plan (modifications version 2006). The principle of a mixed use development is considered acceptable. The existing car park would be

retained, albeit reconfigured, as part of this development.

64 b) Impact on Amenity

The site has the benefit of a main street frontage that will overlook the public highway. The development would also overlook the courtyard area to the rear, which, notwithstanding the security entrance to the site, would provide added surveillance.

- 65 With regard to the issues relating to daylight and sunlight and potential overlooking to Blue Lion Court (BLC), it is noted that the ground floor of the BLC building is in commercial use, and the section of BLC that lies directly opposite the site contains the main staircase core and no habitable rooms. The nearest habitable rooms within Blue Lion Court in relation to the development site lie behind the Public House at 231 Long Lane and behind 237A Long Lane. The proposed development would therefore be at a relatively oblique angle from the first set of habitable room windows. There is 25m distance between the rear elevation of the proposed building and the front elevation of Blue Lion Court. The proposed development passes the 25 degrees angle test of the BRE guidelines, and therefore the proposal would not unacceptably reduce daylight and sunlight levels to habitable rooms in Blue Lion Place. Given the 25m distance and the oblique angle between the proposed building and Blue Lion Court, it is considered that the existing residents would not be significantly overlooked and their privacy would be maintained. In this regard, the application is considered to be acceptable and would not be detrimental to the amenity of the existing residents in Blue Lion Court.

- 66 Archdale House is located on opposite side of Long Lane, and only part of the Archdale House lies directly opposite the application site. The BRE test has been applied, which showed that the proposed building would fail the initial 25 degree angle test in relation to Archdale House. As such, the second test within the BRE guidelines applies - the calculation of the Vertical Sky Component (VSC) on the face of the affected windows. The results obtained from the VSC test demonstrates that the existing levels of natural light at ground, first and second floor levels are relatively good. However, under proposed conditions, one window at ground floor level in Archdale House fell below the target VSC threshold of 27%. It is therefore necessary to apply the third test of the BRE guidelines to calculate the average daylight factor (ADF) value for this affected window. The value obtained was 2.33%. This figure being read in conjunction with the standards contained in the Code of Practice for daylighting BS8206, where the target values are 2% for family kitchens, 1.5% for living rooms and 1% for bedrooms means that from the results, the availability of daylight will meet the standards in the Code of Practice. Although the occupant of the ground floor habitable room in Archdale House will notice a reduction in the levels of day light and sunlight, the proposed development will not reduce daylight / sunlight to such an unacceptable level as to warrant a refusal of permission in this instance. In terms of overlooking, Archdale House is located 20m from the front elevation of the proposed building. Given that there is a road between the two buildings, and that this is a 'natural' relationship between urban buildings, it is considered that the proposed development would not result in a detrimental loss of privacy. In this regard, the application is considered to be acceptable and would not be detrimental to the amenity of the existing residents in Archdale House.

67 With regard to the new development at 219 Long Lane, the building would be located 19m away from the side elevation of this building. No 219 has a number of windows in the side elevation that serve habitable rooms and office space. The proposed building passes the 25 degree BRE Test and as such, the proposed building would not unacceptably reduce daylight and sunlight levels to No 219 Long Lane. With regards to overlooking, it is considered that the proposed scheme would not cause a loss of privacy to existing residents. Within the proposed scheme there are 4 balconies to the rear of the building which would be located 8.5m away from the side elevation of 219 Long Lane. As there would be potential for overlooking from these 4 balconies, the plans show an obscurely glazed screen incorporated in to the end of the balcony to prevent this over-looking relationship.

68 The rear portion (projection element) of the proposed development would be located 19m away from the side elevation of 219 Long Lane. Within the proposed development, 4 flats would face the existing elevation of 219 Long Lane. To prevent an overlooking impact to both the existing flats in 219 long Lane and the proposed 4 units, the lower section of the habitable room windows would be obscurely glazed and fixed closed to prevent any overlooking. In this regard, the application is considered to be acceptable and would not be detrimental to the amenity of the existing residents in 219 Long Lane.

69 With regard to the recent residential development at 237A Long Lane, it is considered that no loss of sunlight / daylight or loss of privacy would occur. This is due to the flank elevation of 237A, which projects beyond the rear elevation of the Simon Tanner PH, contains no windows and is a plain brick flank wall.

c) Impact on traffic and transport

70 The site is located in an area of good public transport accessibility and has a PTAL rating of 5, and is located within a Controlled Parking Zone. The existing car parking (10 spaces) which are allocated to residents of 237A Long Lane would be retained as part of this development with improvements to the layout to include three disabled car parking spaces. There are 3 additional existing car parking spaces within the site which serve occupants of Blue Lion Place. These three spaces would be retained in situ. No additional car parking spaces are proposed for the future residents of the proposed scheme, and the car free nature of the proposal is considered acceptable. The Section 106 agreement will include a provision to prevent car parking permits being issued to future residents. The existing site contains a vehicular access (with security gates) to Blue Lion Place, and this access is to be retained, and will be incorporated into the new building which will over-sail the existing access. This is a feature common within Long Lane, with at least 2 other development close to the site having the vehicle access underneath buildings. The 'undercroft' access will have a height of 4.9m to allow access for delivery, refuse and emergency vehicles, and will incorporate security gates

Twenty eight cycle parking spaces will be provided to the rear of the building, which is considered to be acceptable.

The domestic refuse / recycling storage area will be contained at ground floor level and the commercial refuse / recycling store will be incorporated in to an

enlarged commercial refuse / recycling store for Blue Lion Place. The refuse storage areas are considered to be acceptable.
Overall it is considered that the application is considered to be acceptable in regard to transport / parking and refuse / recycling storage areas.

d) Design issues and impact on setting of listed building and conservation area.

The site is located immediately adjacent to the Grade II listed Simon Tanner Public House and the Bermondsey Conservation Area.

71

The listed public house is a three storey building and now forms the end of a terrace. It is evident from the flank elevation that sometime in the past it was a 'mid-terraced' building. The principle of a new building immediately adjacent to the listed building is acceptable, as it would return the pub to a 'mid terraced' property. The proposed building would be marginally higher than the public house where they adjoin (1.1m), and the plans have been amended to remove the proposed balustrade at 4th floor level to ensure that the height difference and bulk between the two buildings remains minimal. It is considered that although the proposed building is of a contemporary design, it would not harm the setting of the listed building, and would reinstate the 'terraced' nature of the public house and the wider street scene. In this regard, the application is considered to be acceptable and would not harmful impact on the setting of the listed building.

72

73

Similarly, the site is immediately adjacent to the Bermondsey Conservation area. The wider terrace within the conservation area is predominantly 5 storeys in height and contains a mix of Victorian and modern buildings in a range of residential / commercial / warehouse uses. The current site (without buildings) creates a gap within the streetscene. Beyond the site (and outside the conservation area), the streetscene is characterised by taller and more modern buildings. The infilling of the 'gap' will knit together the street scene and create a more diverse range of building and architectural styles. It is considered that the height, bulk, massing and design of the proposed building is acceptable in this context and will not detrimentally harm the character and appearance of the Bermondsey Conservation Area. In this regard the application is considered to be acceptable.

74

The treatment of the street elevation comprises a series of bays which reflects the traditional urban grain of the area and provides a consistent treatment to the whole elevation. The external appearance of the building is considered to be sympathetic to and fits in with the general streetscene of the area.. The proposed building would comprise a combination of multi-yellow brick with timber paneling and double glazed windows in addition to glass balustrading to the terrace area.

75

The proposed building is designed to incorporate a number of levels and set-backs from the streetscene which adds interests and avoids a monolithic form. The ground floor would be occupied by B1/A3 uses and would create an 'active street frontage'. The front elevation up to 3rd floor level would be flush with the main street elevation, and would be punctuated with recessed balconies. The fourth, fifth and sixth floors are set back from the street and are set in from the side elevations to create a 'lighter' and less bulky appearance.

set in from the side elevations to create a 'lighter' and less bulky appearance. The upper three floors would also contain recessed terraces / balconies.

76 The building has been designed in context with the wider street scene and incorporates a vertical emphasis referencing the local vernacular. The use of multi-stock brick and grey window frames with timber panels would reflect the gritty urban grain of the area whilst still retaining a contemporary appearance.

77 Following the initial comments, amended plans were received which showed a higher degree of design detail. However specific design details (at a scale of 1:5) will be required to be submitted as part of a condition to any permission granted. The application is now acceptable in this regard.

Density

78 With regards to density, the proposed development achieves a density of 943 habitable rooms per hectare which accords with the Council's density standards for the Central Activity Zone area where density levels of up to 1100 hrh with building heights of between 6 and 8 storeys are acceptable. Furthermore the height, size, bulk and layout of the proposed development fits in with the surrounding area. The proposal also accords with Policy 3.10 'Efficient Use of Land' where higher density levels can be expected. This also reflects government guidance which advocates efficient use of scarce 'Brownfield' sites in urban locations.

Residential Standards

79 The proposal provide a combination of 11 X 1 bed flats, 12 X 2 bed flats and 2 x 3 bed flats units. All flats meet with the Council's minimum roomsize and floorspace standards. With regards to amenity space, 18 of units will have the benefit of a balcony or terrace. Although this provision is below the Council's normal standard as expressed in the UDP, this should be weighed against the constraints of the site and the merits of the proposed scheme which would make a positive contribution to the area. Furthermore the mixed use nature of the proposed development with commercial use, car parking and servicing on the ground floor further restricts the provision of amenity space on the ground floor.

e) Section 106 Affordable Housing & Transport.

80 A total contribution of £2,500 will be required as part of a Section 106 Agreement to prevent parking permits being issued to future residents. A green travel plan is also proposed to be included to encourage the use of sustainable forms of transport.

81 The proposed development makes provision for 11 affordable housing units which would be provided by Tower Homes Ltd, a Registered Social Landlord. The number of units proposed meets the 40% threshold required for affordable housing provision. The proposal is therefore considered acceptable and accords with the Council's policy in so far as affordable housing provision is concerned.

COMMUNITY IMPACT STATEMENT

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

83 There are no particular communities significantly affected by the proposal.

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

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

85 The proposal would result in a more efficient use of an otherwise under-used site. Provide additional housing (including affordable housing) and create employment uses within this mix use area.

LEAD OFFICER	Ms Joe Battye	Development and Building Control Manager
REPORT AUTHOR	Lucy Kelly	[tel. 020 7525 5597]
CASE FILE	TP/147-237	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	

RECOMMENDATION LDD MONITORING FORM REQUIRED

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	Tower Homes Ltd	Reg. Number	05-AP-0921
Application Type	Full Planning Permission		
Recommendation	Grant subject to Legal Agreement	Case Number	TP/147-237

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of existing car park fronting Long Lane, to provide a part 6, part 7 storey building comprising of ground floor (95 sq.m) commercial B1/A3 use with 25 residential apartments above (including 35% affordable housing) serviced by two independent entrances, including the re-configuration of the existing car park to Blue Lion Place.

At: 237 Long Lane SE1

In accordance with application received on 13/05/2005

and Applicant's Drawing Nos. A8541/D/0/002-P1; 002 received 08/09/06; 001-P6 received 08/09/06; 100-P8; 101-P4; 102-P4; 103-P5; 104-P4; 105-P5; 106-P5; 107-P3; 200-P4; 201-P6; 202-P4; 203-P6; 204-P5; 205-P5; 300-P4; 301-P3; 302; 010; 011; 012; 013; D400; D401; D402 (all received 18/08/06) Planning Statement (Jan 05); 2 x Daylight and Sunlight Reports dated 21/09/04 and 01/08/05.

Subject to the following conditions:

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

Reason

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

- 2 Samples of the following facing materials shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the works shall not be carried out otherwise than in accordance with any such approval given.

- i) Brick work;
- ii) Timber Panels;
- iii) Glazing and window frames
- iv) Balustrade Glazing
- v) Galvanised Mesh
- vi) Stone Pavers
- vii) Roofing materials

Reason

In order that the Local Planning Authority may be satisfied as to the details of the materials 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 (July 1995) and Policy 3.11 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan (Modifications version 2006).

- 3 Prior to the commencement of building works, the applicant shall submit to and have approved in writing by the Local Planning Authority the following drawn details
 - a) Typical section (scale 1:5) of soffits, balcony / terrace edges and recess details to the brick elevations
 - b) Typical section (scale 1:5) of window and glazing detail including frames and opening vents
 - c) Typical section (scale 1:5) of roof edges, verges and parapets, balustrading including detailed information concerning lining material to balconies / terraces

- d) Typical Section (scale 1:5) of parapet flashing details including external rainwater pipes
- e) External Lighting (scale 1:10)
- f) Typical Shopfront (scale 1:20) (including sections)

Reason

In order that the Local Planning Authority may be satisfied as to the detailed design in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control', of the Southwark Unitary Development Plan (July 1995) and Policy 3.11 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan (Modifications version 2006)

- 4 The residential 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 1995 and Policy 3.2 Protection of Amenity of the Southwark Plan (Modifications version 2006)

- 5 The commercial 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 1995 and Policy 3.2 Protection of Amenity of the Southwark Plan (Modifications version 2006)

- 6 Details of the facilities to be provided for the covered and secure storage of cycles shall be submitted to (2 copies) and approved in writing by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with policy T.4.1 Measures for Cyclists of the Southwark Unitary Development Plan 1995 and Policy 5.3 Walking and Cycling of the Southwark Plan (Modifications version 2006)

- 7 The car parking spaces permitted shall not be used for any purpose other than incidental to the residential occupiers of 237A Long Lane and Blue Lion Court and no trade or business shall be carried on therefrom.

Reason: To ensure the permanent retention of the car parking spaces for the existing users of the car park area and to protect residential amenity in accordance with Policy 5.6 'Car Parking' of the Southwark Plan 1995 Policy 5.6 Car Parking of the Southwark Plan (Modifications version 2006)

- 8 The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises; or (in the case of residential premises in the same building) as measured in the residential unit.

Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy E.3.1: Protection of Amenity of Southwark's Unitary Development Plan 1995 Policy 3.2 Protection of Amenity of the Southwark Plan (Modifications version 2006) and Planning Policy Guidance 24 Planning and Noise.

- 9 A detailed measured site survey showing the position of the proposed building and site boundaries shall be submitted to and approved in writing by the Local Planning Authority before any works to implement this permission are begun and the development shall not be carried out otherwise than in accordance with the approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the precise siting of the building and its relationship with adjoining buildings in the interest of the amenity of the occupiers of those buildings in accordance with Policy E.3.1 Protection of Amenity of the Southwark Unitary Development Plan 1995 and Policy 3.2 Protection of Amenity of the Southwark Plan (Modifications version 2006)

- 10 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Policy E.1.1: Safety and Security in the Environment of Southwark's Unitary Development Plan 1995 and Policy 3.2 Protection of Amenity of the Southwark Plan (Modifications version 2006) .

- 11 The development hereby approved shall not be implemented otherwise than:
(a) by or on behalf of Tower Homes Ltd or another registered housing provider for the purposes of providing affordable housing, or
(b) by or on behalf of any mortgagee of Tower Homes Ltd or any other registered social housing provider which has entered into possession pursuant to the terms of its mortgage or any other successor thereof.

Reason

The proposed development is acceptable because it will secure affordable housing (which will be provided by a registered Housing Association/social landlord). If the development were to be implemented by any party other than the applicant or a registered social housing provider, mechanisms to achieve affordable housing would have been required in compliance with the Council's Unitary Development Plan Policy H1.4 (Affordable Housing) 1995 and Policy 4.4 Affordable Housing of the Southwark Plan (Modifications version 2006) and Government Guidance in Planning Policy Guidance Note 3 (Housing)

- 12 Details of the means by which the existing trees on the site or trees in close proximity that may be affected by this development (including the car park) are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted (2 copies) to and approved in writing by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

To ensure that the existing and surrounding trees are protected for the enjoyment of future occupants of the new development, adjoining and surrounding residents/ occupants of Blue Lion Place and 237A Long Lane in accordance with policies E.3.1 and 3.2 'Protection of Amenity' of the Adopted Southwark Unitary Development Plan 1995 and Policy 3.2 Protection of Amenity of the Southwark Plan (Modifications version 2006).

- 13 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted (2 copies) by the applicant and approved in writing by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Policy E.5.1 Sites of Archaeological Importance of the Adopted Unitary Development Plan 1995 3.19 Archaeology of the Southwark Plan (Modifications version 2006)

- 14 No development shall take place until a detailed scheme (2 copies) showing the scope and arrangement of foundation design and all new groundworks, which may have an impact on archaeological remains, has been approved in writing by the Local Planning Authority and that the scheme will be monitored by the Council.

Reason

To ensure that archaeological remains are not disturbed or damaged by foundations and other groundworks but are, where appropriate, preserved in situ in accordance with Policy E.5.1 Sites of Archaeological Importance of the Adopted Unitary Development Plan 1995 and Policy 3.19 Archaeology of the Southwark Plan (Modifications version 2006)

- 15 All residential premises shall be designed in accordance with BS8233: 1999 'Sound insulation and noise reduction for buildings - code of practice'
Reason : In order to protect occupiers of the new flats from noise nuisance thereby protecting the amenity of future occupiers in accordance with Policy E.3.1 Protection of amenity of the Adopted Southwark Unitary Development Plan 1995; Policy 3.2 Protection of amenity of the Southwark Plan (Modifications 2006) and PPG 24 Planning and Noise.

- 16 Flats and rooms for residential purposes hereby granted planning permission sharing a party element with a commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound. The minimum airborne sound insulation of the party element shall be $D_{nT'w} + C_{tr}$ of 50dB.
Reason : In order to protect occupiers of the new flats from noise nuisance thereby protecting the amenity of future occupiers in accordance with Policy E.3.1 Protection of Amenity of the Adopted Southwark Unitary Development Plan 1995; Policy 3.2 Protection of Amenity of the Southwark Plan (Modifications 2006) and PPG24 - Planning and Noise.

- 17 The noise level from any plant (e.g. refrigeration, air conditioning), together with any associated ducting, shall be 10 dB or more below the lowest measured external ambient $L_{eq, 5min}$ at all octave bands between 63Hz and 8kHz at the nearest noise sensitive premises or in the case of roof plant at the site boundary. Should the predicted levels exceed those specified in this condition, a scheme of insulation works to satisfactorily attenuate the noise shall be submitted to and approved in writing by the local planning authority, prior to the occupation of those affected residential units.

Reason

In order to protect occupiers of the new flats and neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy E.3.1: Protection of Amenity of the Adopted Southwark Unitary Development Plan 1995; Policy 3.2 'Protection of Residential Amenity' of the Southwark Plan (Modifications 2006) and Planning Policy Guidance 24 Planning and Noise.

- 18 Detailed drawings of a landscaping scheme for the proposed courtyard (2 copies), including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved in writing by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

In the interest of future occupiers of the new flats 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 Southwark Plan (Modifications 2006)

- 19 The development hereby permitted shall not be commenced until details of the facilities by which non-ambulant disabled persons may gain access to, and move within, the building have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until any such details approved have been provided and thereafter those facilities for disabled access shall be retained and

shall not be removed without the prior written consent of the Local Planning Authority.

Reason

To ensure the provision of adequate means of access to the building for people with disabilities in accordance with Policy E.2.4 ' Access and Facilities for People with Disabilities of the Adopted Southwark Unitary Development Plan 1995 and Policy 4.5 'Wheelchair Affordable Housing' of the Southwark Plan (Modifications 2006).

- 20 All planting or turfing comprised in the approved details of landscaping (as per condition 18 above) shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme, which within a period of five years from the occupation or substantial completion of the development should die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the amenity of the future residential occupiers and general amenity of the area, in accordance with E.3.1 'Protection of Amenity of the Adopted Southwark Unitary Development Plan 1995 and Policy 3.2 'Protection of Amenity' of the Southwark Plan (Modifications 2006).

- 21 The A3 use hereby permitted at ground floor level within the development hereby approved shall not be begun until full particulars and details (2 copies) of a scheme for the flue extraction and ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order that the Council may be satisfied that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with Policy E.3.1: Protection of Amenity and Policy S.1.6: Hot Food Outlets of the Adopted Southwark Unitary Development Plan 1995, Policy 3.2 'Protection of Amenity' of the Southwark Plan (Modifications 2006), and Planning Policy Guidance 24 Planning and Noise.

- 22 Details of facilities for the composting of organic waste and the collection of rainwater for recycling shall be submitted to and approved in writing by the Local Planning Authority. No occupation shall take place until any provision as may have been approved is in place.

Reason: In order that the Local Planning Authority is satisfied with the details of this facility and to protect the amenity of future occupiers in accordance with Policies 3.7 'Waste Reduction' and 3.9 'Water' of the Southwark Plan (Modifications 2006).

- 23 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Adopted Southwark Unitary Development Plan 1995 and Policy 3.2 'Protection of Amenity' of the Southwark Plan (Modifications 2006).

- 24 Before the use hereby permitted commences a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors, and shall include at the start of the second year of operation a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site.

Reason:

In order that the use of non-car based travel is encouraged in accordance with Strategic Policy SP18 'Sustainable Transport' and Policies 5.2 'Transport Impacts' and 5.3 'Walking and Cycling' of the The Southwark Plan [Modifications 2006].

Reasons for granting planning permission.

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

- a) Policies R.1.1 'Central Area of Community Need', E.1.1 'Safety and Security in the Environment', E.2.1 'Layout and Building Line', E.2.3 'Aesthetic Control', E.2.5 'External Space', E.3.1 'Protection of Amenity', E.3.5 'Vacant Sites and Buildings', E.5.1 'Sites of Archaeological Importance', H.1.3 'New Housing', H.1.4 'Affordable Housing', H.1.5 'Dwelling Mix', H.1.7 'Density of New Residential Development', H.1.8 'Standards for New Housing', B.1.1 'Protection of Employment Areas and Identified Sites', B.3.1 'Access for People with Disabilities', T.6.3 'Parking Space in New Developments' of the Southwark Unitary Development Plan 1995
- b) Policies 1.1 'Access to Employment Opportunities', 3.10 'Efficient Use of Land', 3.11 'Quality in Design', 3.13 'Urban Design', 3.19 'Archaeology', 3.2 'Protection of Amenity', 4.1 'Density of Residential Development', 4.2 'Quality of Residential Accommodation', 4.3 'Mix of Dwellings', 4.4 'Affordable Housing', 5.1 'Locating Developments', 5.5 'Transport Development Areas' 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.

Informatives

- 1 At least 6 months before the occupation of the new buildings or units of accommodation hereby permitted you are advised that you must obtain the Council's approval for the numbering and naming of buildings and the naming of any new streets created by the development. Application forms can be obtained from the Street Naming and Numbering service at the Council's Regeneration Department, Council Offices, Chiltern, Portland Street, London SE17 2ES (Tel: 020 -7525-5403).
- 2 You are advised to consult the Council's Senior Archaeology Officer for more detailed advice on the implications of the redevelopment of the site. The officer can be contacted at the Regeneration Department, Council Offices, Chiltern, Portland Street, London SE17 2ES (020 7525 5448)
- 3 The developer should consult the Environment & Leisure Department to agree how the Council's Code of Construction Practice will be applied to the proposed development. Please contact the Pollution section, Chaplin Centre, Thurlow Street, SE17 (tel: 020 7525 5000).
- 4 You are reminded that Advertisement Consent under the Control of Advertisement Regulations will be required for the display of any advertisement in association with the new development

DISTRIBUTION LIST**MUNICIPAL YEAR 2006/07****COUNCIL: BERMONDSEY COMMUNITY COUNCIL**

Amendments to Tim Murtagh (Tel: 020 7525 7187)

<u>OPEN</u>	<u>COPIES</u>	<u>OPEN</u>	<u>COPIES</u>
To all Members of the Community Council:		Mr C MacNeil (E/booster Ltd)	1
Cllr Linda Manchester (Chair)	1	502 –514 Tottenham Court Road	
Cllr Eliza Mann (Vice-chair)	1	London W1T 1JW	
Cllr Paul Baichoo	1		
Cllr Denise Capstick	1	Geoffrey Banister	1
Cllr Helen Jardine-Brown	1	Audit Commission	
Cllr Paul Kyriacou	1	222A Camberwell Road	
Cllr Adedokun Lasaki	1	London SE5 0ED	
Cllr Robert Skelly	1		
Cllr Nick Stanton	1	Chief Superintendent Ian Thomas	1
		Borough Commander	
<u>MEMBERS OF PARLIAMENT</u>		Southwark Police Station	
Simon Hughes MP	1	323 Borough High Street	
		London SE1 1JL	
Constitutional Support Officer	20		
		Valerie Shawcross	1
Cllr Fiona Colley	1	GLA Building	
		City Hall	
<u>LIBRARIES</u>		Queens Walk	
Libraries	6	London SE17 2AA	
Local Studies Library	1		
		<u>TRADE UNIONS</u>	
<u>PRESS</u>		John Mulrenan, UNISON Southwark Branch	1
Southwark News	1	Roy Fielding, GMB/APEX	1
Evening Standard	1	Alan Milne TGWU/ACTS	1
South London Press	1	Tony O'Brien, UCATT	1
		<u>AREA/ NEIGHBOURHOOD HOUSING OFFICES</u>	
<u>EXTERNAL</u>		Bermondsey Area Housing Office	1
Pat Tulloch	1	Leathermarket NHO	1
S.A.V.O.			
Cambridge House			
64 Camberwell Road			
London SE5 OEN			
		TOTAL DISTRIBUTION:	53
Southwark Community Care Forum	1	DATED:	TUESDAY 19 September 2006
32-36 Rye Lane			
London SE15 5BS			