

**COMMUNITY COUNCILS**  
A voice for your community



## Bermondsey Community Council

### Planning Agenda

<b>DATE:</b> Thursday February 22 2007	<b>TIME:</b> 7.00pm
<b>PLACE:</b> Ellen Brown Centre, 145 Grange Road, London SE1 3EB	

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 December 21 2006
6. Applications for Decision:

**1/2 Full Planning Permission** – Helen Taylor House Eveline Lowe Estate, Linsey Street, London, SE16 3YA

**2/2 Full Planning Permission** - William Rushbrooke House, Eveline Lowe Estate, Linsey Street, London, SE16 3YB

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 trasporte, 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

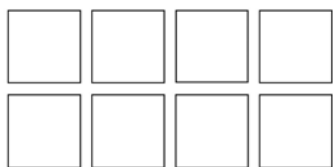
Si tiene necesidades o requisitos específicos, como es transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

### Spanish

Lati bēre fun itumọ irohin nipa Council agbegbe re (Community Council) ni ede abini rẹ, jọwọ 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**



**COMMUNITY COUNCILS**  
A voice for your community



## **Bermondsey Community Council Planning Meeting**

Minutes of Meeting - December 21 2006

Room B, Southwark Town Hall, 31 Peckham Road, SE5 8UB

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### **COUNCILLORS PRESENT**

1. Councillor Linda Manchester (Chair)  
Councillor Paul Baichoo  
Councillor Adedokun Lasaki  
Councillor Nick Stanton  
Councillor Bob Skelly

### **INTRODUCTION AND WELCOME**

2. The meeting began at 7:01pm.
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 Mann (Vice - chair), Capstick, Jardine-Brown and Kyriacou.

### **NOTIFICATION OF ANY ITEMS OF BUSINESS, WHICH THE CHAIR DEEMS URGENT**

5. There were none.

### **DISCLOSURE OF INTERESTS AND DISPENSATIONS**

6. There were none.

### **ITEM 1: 122 – 126 TOOLEY STREET, LONDON, SE1 3PH**

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 subject to the conditions outlined in the agenda.

***EPILOGUE***

13. The Chair thanked everybody for coming.
14. The meeting ended at 7:10 pm.

**Chair:**

**Dated:**

<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b> February 2007	<b>Meeting Name:</b> Rotherhithe Community Council
<b>Report title:</b>		<b>Development Control</b>	
<b>Ward(s) or groups affected:</b>		Grange Ward	
<b>From:</b>		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 business are detailed in Article 8 which describes the Role and Functions of the Planning Committee and Article 10 which describes the Role and Functions of Community Councils. These were agreed by the Constitutional Meeting of the Council on 31 May 2006. The Matters Reserved to the Planning Committee and Community Councils Exercising Planning Functions are described in Part 3F of the Southwark Council Constitution 2006/07. These functions were delegated to the Community Councils.

## KEY ISSUES FOR CONSIDERATION

5. Members are asked to determine the attached applications in respect of site(s) within the borough.
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. The draft decision notice will detail the reasons for any approval or refusal.
7. Applicants have the right to appeal to the First Secretary of State 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.
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. Any additional conditions required by the Committee will be recorded in the Minutes and the final planning permission issued will reflect the requirements of the Community Council.
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 as amended 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 and the London Plan adopted by the Mayor of London in February 2004. The enlarged definition of "development plan" arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
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 Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligations 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	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	Lesley John 020 7525 7228
Each application has a separate planning case file	Council Offices Chiltern Portland Street London SE27 3ES	The named case Officer as listed or call 020 7525 5447

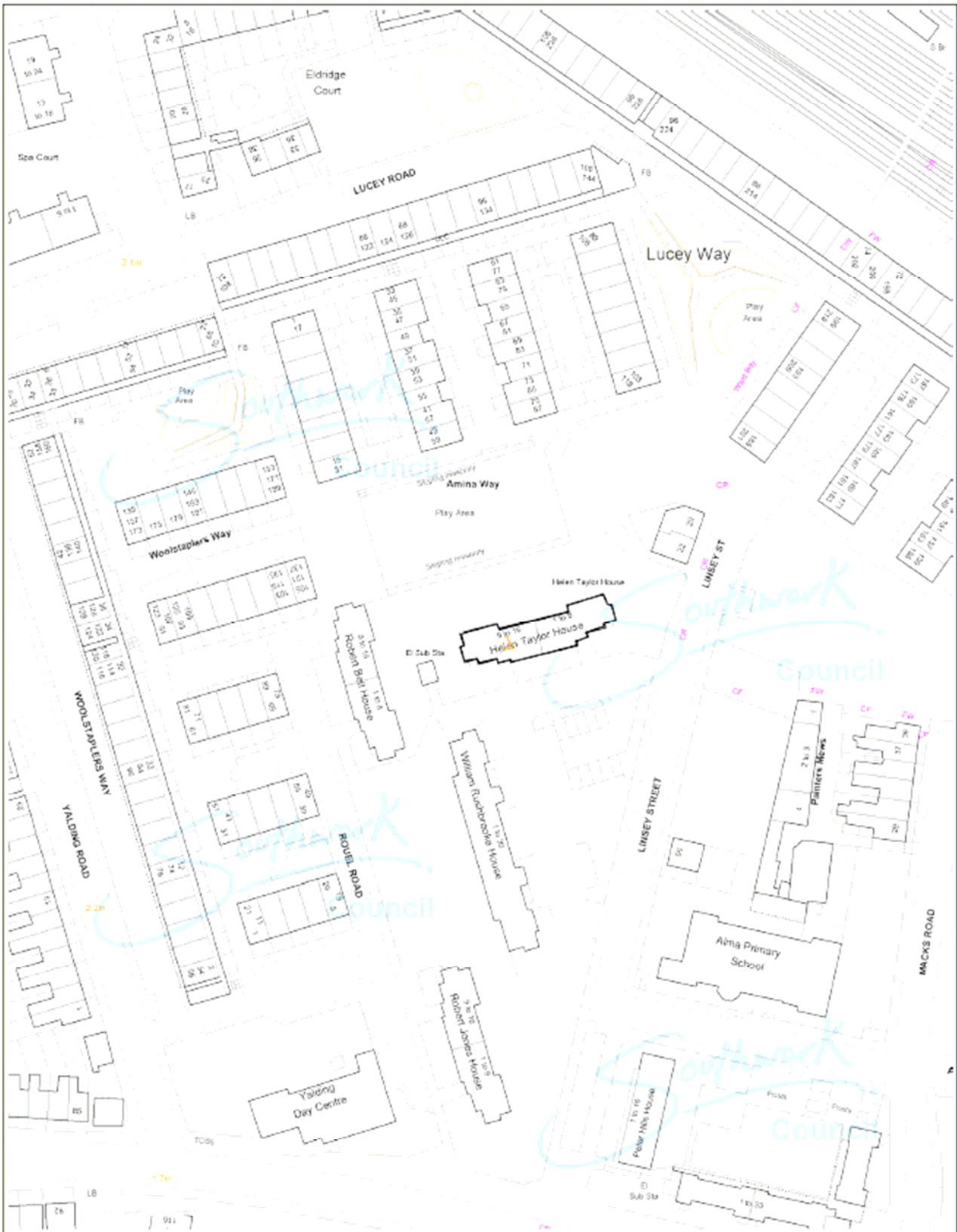
## APPENDIX 1

### Audit Trail

<b><u>Lead Officer</u></b>	Glen Egan, Acting Borough Solicitor & Secretary	
<b>Report Author</b>	Ellen FitzGerald, Acting Principal Planning Legal Officer Everton Roberts, Constitutional Support Officer (Executive)	
<b>Version</b>	Final	
<b>Dated</b>		
<b>Key Decision</b>	No	
<b><i>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</i></b>		
<b><i>Officer Title</i></b>	<b>Comments Sought</b>	<b><i>Comments included</i></b>
Glen Egan, Acting Borough Solicitor & Secretary	Yes	Yes
Paul Evans Strategic Director of Regeneration	No	No
Joe Battye Development & Building Control Manager	No	No



# Helen Taylor House



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<b>Item No.</b>  1	<b>Classification</b>  OPEN	<b>Decision Level</b>  BERMONDSEY COMMUNITTEE COUNCIL	<b>Date</b>  22/02/07
<b>From</b>  Interim Head of Development and Building Control		<b>Title of Report</b>  DEVELOPMENT CONTROL	
<b>Proposal</b> (06-CO-0142)  Change of windows from steel to aluminium. Change larder windows to glass blocks, new windows to stairs new communal entrance doors		<b>Address</b>  HELEN TAYLOR HOUSE EVELINE LOWE ESTATE, LINSEY STREET, LONDON, SE16 3YA  <b>Ward</b> Grange	

## PURPOSE

- 1 To consider the above application for which an objection has been received.

## RECOMMENDATION

- 2 To grant planning permission.

## BACKGROUND

### Site location and description

- 3 Helen Taylor House is one of four purpose built council flat blocks within the Eveline Lowe Estate. The estate is boarded by Linsey Street, Southwark Park Road and Rouel Road as well as the Amina Way play area to the north. To the east is Alma Primary School. The area is principally residential being characterised by terraces and flats. Helen Taylor House is not listed and not within a conservation area.

### Details of proposal

- 4 The proposal is for the change of windows from glass to aluminium on all facades, change from larder windows to glass blocks for the staircase on the rear elevation as well as new windows and communal entrance doors for the stairs on the front elevation.
- 5 The agent has submitted the following statement:  
*"The windows are to be replaced in the block. The existing windows are white painted single glazed steel Crittal type windows. The proposals are double glazed powder coated aluminum inn white. These have been chosen to be as close as possible to the original in terms of appearance and sectional thickness. The windows were chosen by the residents at a consultation meeting on 18<sup>th</sup> July. The configuration of the windows have been changed slightly in response o the residents complaints that they cannot clean their existing windows, particularly they do not like leaning out to clean fixed panes or climbing to clean fanlights. All windows are to be fully reversible for ease of cleaning.*
- 6 *The larder windows are obsolete, and are so narrow that they cannot be reasonably be replaced with new windows. It is proposed to change these to glass blocks (Luxcrete Clearview Sahar White), to improve appearance.*

- 7 *The residents have requested a secure entry phone system to the block. This necessitates an addition of powder coated steel communal doors. The addition of the entry phone system, necessitates the addition of a balcony screen at first floor level to the public prevent climbing in from the refuse chamber roof. The ground floor screens are to replace these top glass blocks (Luxcrete Clearview Sahara White) to increase security and to improve appearance. These will be matched with the screens at roof level.*

### **Planning history**

- 8 No relevant planning history

### **Planning history of adjoining sites**

- 9 Separate applications have been lodged for each of the blocks of flats in this estate for equivalent changes to windows and the installation of entrance doors which are under consideration;
- Robert Bell House - LBS Ref. 06-CO-0141 (granted on 2/02/07 under delegated powers as no objections were received)
  - William Rushbrooke House - LBS Ref. 06-CO-0140 (also on this agenda)
  - Robert Jones House - LBS Ref 06-CO-0139 (granted on 6/02/07 under delegated powers as no objections were received)

## **FACTORS FOR CONSIDERATION**

### **Main Issues**

- 10 The main issues in this case are:
- a] The principle of the development in terms of land use and conformity with strategic policies.
  - b] Design issues
  - c] Impact of proposed development on amenity of adjoining occupiers and surrounding area
  - d] Impact of adjoining and nearby uses on occupiers and users of proposed development

### **Planning Policy**

- 11 At its meeting on 24th January 2007 the Council resolved to adopt the Southwark Unitary Development Plan 2007 [Proposed final draft for adoption Jan.2007] subject to referral to the Secretary of State. The policies in the Southwark Unitary Development Plan 2007 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 Unitary Development Plan 2007 is formally adopted, the Council will give predominant weight to the 2007 plan policies in determining pending applications unless material considerations indicate otherwise.
- 12 Southwark Plan [Proposed final draft for adoption 2007)
- 3.2 Protection of Amenity
  - 3.12 Quality in Design
  - 3.13 Urban Design
  - 3.14 Designing out Crime

- 13 Southwark Unitary Development Plan 1995 [UDP]  
E.1.1 Safety Security and Crime  
E.2.3 Aesthetic Control  
E.3.1 Protection of Amenity

### **Consultations**

- 14 Site Notice  
06/12/06  
Press Notice  
N/A
- 15 Internal Consultees  
N/A
- 16 Statutory and non-statutory consultees  
N/A
- 17 Neighbour consultees  
Flats 1-16 Helen Taylor House  
Flats 1-16 Robert Bell House  
Flats 1-30 William Rushbrook House  
37 - 133 [Nonconsecutive odd numbers, southern side] Woolstaplers Way
- 18 Re-consultation  
As above

### **Consultation replies**

- 19 Internal Consultees  
N/A
- 20 Statutory and non-statutory consultees  
N/A
- 21 Neighbour consultees  
11 William Rushbrooke House - supports the scheme as the proposal will prevent cold form entering the house
- 22 8 Helen Taylor House - Supports the scheme as the works will improve the insulation to the flats, windows to stairs good to prevent draughts, larder windows and communal entrance doors are good and notes there is no need for a ramp owing to the lift.
- 23 10 Helen Taylor House - Agrees the windows should be updated but objects to entrance doors as young people are given the access code and sit on the stairs, states a preference for grill doors and key system, objects to paying for the entrance door, states there are no benefits to this proposal and that it hasn't been thought through, notes the objection relates to William rushbrook house where the entry system does not work and does not wish to have the same system at Helen Taylor House.
- 24 Re-consultation  
N/A

### **PLANNING CONSIDERATIONS**

#### **Principle of development**

- 25 The replacement of windows as well as new communal entrance door is considered to be acceptable in principle as there are no adverse design or amenity impacts to

occupiers or the surrounding area as discussed below. The windows are in need of repair and double-glazing will provide better insulation to occupiers. The staircase window is necessary to prevent people climbing in from the flat roof to the entrance and bin stores.

26 **Environmental Impact Assessment**

None Required

27 **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

There is no impact to the occupiers of the surrounding properties. The changes are relatively minor and will not alter the existing relationships with neighbouring properties in respect of privacy and overlooking. The development is acceptable in this regard and accords with policies of the adopted and emerging planning plan in respect of the protection of amenity.

**Impact of adjoining and nearby uses on occupiers and users of proposed development**

28 The impact of the proposal on existing and future users of Helen Taylor House is considered to be positive. The new window units will be an improvement in respect of thermal efficiency. They are also fully reversible for ease of cleaning. The communal entrance doors will control access to the building core from ground level which will provide an additional level of safety and security for users of the building and mitigate potential instances of crime and antisocial behaviour of non-users.

29 **Traffic Issues**

No Issues

**Design issues**

30 The changes are considered acceptable. The changes to the windows and introduction of the entrance doors would not significantly alter the existing character and appearance of the building. The existing windows are white painted single glazed steel crittal type windows and the proposed windows are double glazed powder coated aluminium in white. These windows have been chosen to be as close as possible to the original in terms of appearance and sectional thickness. The horizontal/vertical rhythms of the facade are not altered nor will the change in materials adversely impact on the appearance of the building.

31 The larder windows are proposed to be changed to glass blocks. This will not significantly alter the character and appearance of the building when compared to the existing larder window design, it being noted that the larder windows are of an obsolete design that makes it problematic to source an equivalent replacement.

32 The communal entrance doors will be powder coated steel doors that utilise a phone intercom entry system. The doors merely infill the open passageway access points to the building and pose no significant change to the character and appearance of the building.

33 The proposal is acceptable and accords with design and aesthetic policies of the emerging and adopted plan.

34 **Impact on character and setting of a listed building and/or conservation area**

The building is not listed and is not within a conservation area

35 **Planning Obligations (S106 undertaking or agreement)**

No S106 required

**Other matters**

- 36 Issues regarding the cost of the windows are not material planning considerations and therefore cannot be taken into account when determining this application.

**Conclusion**

- 37 Overall the development is appropriate and satisfactory. The changes will respect the form and character of the block, will not pose any adverse impacts to neighbours or occupiers. Additionally, the communal entrance doors provide an additional level of security for users to mitigate instances of crime and antisocial behaviour. The application complies with policy and is recommended for approval.

**COMMUNITY IMPACT STATEMENT**

- 38 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above

b] There are no issues relevant to particular communities/groups likely to be affected by the proposal

c] There is no likely adverse or less good implications for any particular communities/groups

**SUSTAINABLE DEVELOPMENT IMPLICATIONS**

- 39 The processes for recycling aluminium window unit components exist and may become available in the united kingdom in the future.

LEAD OFFICER	David Stewart	Interim Head of Development and Building Control
REPORT AUTHOR	Jason Traves	Planning Officer Development Control [tel. 020 7525 5460]
CASE FILE	TP/H23	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

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## RECOMMENDATION

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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.

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<b>Applicant</b>	Mr K Orford The Bermondsey Area Housing Manager	<b>Reg. Number</b>	06-CO-0142
<b>Application Type</b>	Full Planning Permission (Council's Own Development)	<b>Case Number</b>	TP/H23
<b>Recommendation</b>	Grant		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Change of windows from steel to aluminium. Change larger windows to glass blocks, new windows to stairs new communal entrance doors

**At:** HELEN TAYLOR HOUSE EVELINE LOWE ESTATE, LINSEY STREET, LONDON, SE16 3YA

**In accordance with application received on** 03/11/2006

**and Applicant's Drawing Nos.** SBDS/8020/3, SBDS/8020/4, SBDS/8020/9 & Site Plan

Site Plan (21.11.06)

**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

**Reasons for granting planning permission.**

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

- a] Policies 3.2 Protection of Amenity, 3.11 Quality in Design, 3.13 Urban Design, 3.14 Designing out Crime of the Southwark Plan 2006 [Modifications Version].
- b] Policies E.1.1 Safety Security and Crime, E.2.3 Aesthetic Control, E.3.1 Protection of Amenity of The Southwark Unitary Development Plan 1995

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.

# William Rushbrooke House



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 of Southwark is for Planning and Building Control  
 purposes only.



Claire Cook  
 Scale 1/1250  
 Date 13/2/2007

Southwark  
 Council



<b>ITEM NO:</b>  <b>2</b>	<b>Classification</b>  OPEN	<b>Decision Level</b>  BERMONDSEY COMMUNITY COUNCIL	<b>Date</b>  22/02/07
<b>From</b>  INTERIM HEAD OF DEVELOPMENT CONTROL AND BUILDING CONTROL		<b>Title of Report</b>	
<b>Proposal</b> (06-CO-0140)  Change of windows from steel to aluminum, change larder windows to glass block, change staircase screens to glass blocks, add screens at first floor and a new communal entrance door.		<b>Address</b>  WILLIAM RUSHBROOKE HOUSE EVELINE LOWE ESTATE, LINSEY STREET, LONDON, SE16 3YB	
		<b>Ward</b> Grange	

## PURPOSE

- 1 For Community Council consideration due to three letters of objection

## RECOMMENDATION

- 2 Grant planning permission subject to conditions

## BACKGROUND

### Site location and description

- 3 William Rushbrooke House is one of four purpose built council flat blocks within the Eveline Lowe Estate. The estate is boarded by Linsey Street, Southwark Park Road and Rouel Road as well as the Amina Way play area to the north. To the east is Alma Primary School. The area is principally residential being characterised by terraces and flats. William Rushbrooke House is not listed and not within a conservation area.

### Details of proposal

- 4 Planning permission is sought for the change of windows from steel to aluminum, change larder windows to glass block, change staircase screens to glass blocks, add screens at first floor and a new communal entrance door.
- 5 The agent has submitted the following statement:  
*"The windows are to be replaced in the block. The existing windows are white painted single glazed steel Crittal type windows. The proposals are double glazed powder coated aluminum in white. These have been chosen to be as close as possible to the original in terms of appearance and sectional thickness. The windows were chosen by the residents at a consultation meeting on 18<sup>th</sup> July. The configuration of the windows have been changed slightly in response o the residents complaints that they cannot clean their existing windows, particularly they do not like leaning out to clean fixed panes or climbing to clean fanlights. All windows are to be fully reversible for ease of cleaning.*
- 6 *The larder windows are obsolete, and are so narrow that they cannot be reasonably be replaced with new windows. It is proposed to change these to glass blocks (Luxcrete Clearview Sahar White), to improve appearance.*

- 7 *The residents have requested a secure entry phone system to the block. This necessitates in addition of powder coated steel communal doors. The addition of the entry phone system, necessitates the addition of a balcony screen at first floor level to the public prevent climbing in from the refuse chamber roof. The ground floor screens are to replace these top glass blocks (Luxcrete Clearview Sahara White) to increase security and to improve appearance. These will be matched with the screens at roof level’.*

### **Planning history**

- 8 No relevant planning history

### **Planning history of adjoining sites**

- 9 Separate applications have been lodged for each of the blocks of flats in this estate for equivalent changes to windows and the installation of entrance doors which are under consideration;
- Robert Bell House - LBS Ref. 06-C0-0141(granted on 2/02/07 under delegated powers as no objections were received)
  - Helen Taylor House – LBS Ref: 06-co- 0142(Also on this agenda)
  - Robert Jones House - LBS Ref 06-CO-0139 (granted on 6/02/07 under delegated powers as no objections were received)
  -

## **FACTORS FOR CONSIDERATION**

### **Main Issues**

- 10 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
  - b] Design issues
  - c] Impact of proposed development on amenity of adjoining occupiers and surrounding area
  - d] Impact of adjoining and nearby uses on occupiers and users of proposed development

### **Planning Policy**

- 11 At its meeting on 24th January 2007 the Council resolved to adopt the Southwark Unitary Development Plan 2007 [Proposed final draft for adoption Jan.2007] subject to referral to the Secretary of State. The policies in the Southwark Unitary Development Plan 2007 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 Unitary Development Plan 2007 is formally adopted, the Council will give predominant weight to the 2007 plan policies in determining pending applications unless material considerations indicate otherwise.
- 12 Southwark Plan 2007 [Proposed final draft for adoption.2007)  
3.2 Protection of Amenity  
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- 3.13 Urban Design
- 3.14 Designing out Crime

- 13 Southwark Unitary Development Plan 1995 [UDP]
  - E.1.1 Safety Security and Crime
  - E.2.3 Aesthetic Control
  - E.3.1 Protection of Amenity

### **Consultations**

- 14 Site Notice  
6<sup>th</sup> December 2006  
Press Notice  
N/a

- 15 Internal Consultees  
n/a

- 16 Statutory and non-statutory consultees  
n/a

#### Neighbour consultees

- 17 1 – 7 Panter Mews London SE16 3XT  
The Glass House 6 Panter Mews London SE16 3XU  
Alma Primary School Alexis Street London SE16 3XF  
1 – 59 (incls) (odds) Woolstaplers Way London SE16 3UT  
Flat 1 – 16 (incls) (cons) Helen Taylor House Eveline Lowe Estate Linsey Street London SE16 3YA  
Flat 1 – 16 Robert Bell House Evelene Lowe estate Roul Road London SE16 3SP  
Flat 1 – 16 Robert Jones House Eveline Lowe Estate Rouel Road London SE16 3SR  
Flat 1 – 30 William Rushbrooke House Eveline Lowe estate Linsey Street London SE16 3YB

- 18 Re-consultation  
N/a

### **Consultation replies**

- 19 Internal Consultees  
n/a

- 20 Statutory and non-statutory consultees  
n/a

#### Neighbour consultees

- 21 Flat 2 William Rushbrooke House: Objects  
As long as the window frames in good condition then why waste money? Metal frames are safer than aluminum ones.
- 22 10 Robert Jones House: Objects  
No to all
- 23 The Hadfield Partnership (writing on behalf of the leaseholder of 17 William Rushbrooke House: Objects

Object most strongly to the proposal to replace the existing steel windows which work perfectly effectively and are integral to the design of the block. The windows in flats in Brandon state were replaced in similar circumstances. The Leaseholds Valuation Tribunal ruled that lease holders should not be charged for the work because the windows did not need replacing as they were in good condition. We have subsequently checked the condition of the windows in 17 William Rushbrooke House and can confirm that there are no loose joints, all the window furniture operates correctly and there is no rust on the frames. We further believe it is not legally necessary to replace single glazed windows with double glazed in existing buildings – even though energy loss requirements have changed for new buildings. Has the building control department at Southwark been consulted on this point?

Metal framed 'Crittall' windows should be preserved as these were a feature of that period. The design of the proposed UPVC windows is inappropriate as the sections used are heftier, meaning that the whole window design has to be changed into something out of keeping with the building period and design.

- 24 4 William Rushbrooke House: Supports  
To add beauty to the buildings

## **PLANNING CONSIDERATIONS**

### **Principle of development**

- 25 The replacement of windows as well as new communal entrance door is considered to be acceptable in principle as there are no adverse design or amenity impacts to occupiers or the surrounding area as discussed below. The windows are in need of repair and double glazing will provide better insulation to occupiers. The staircase window is necessary to prevent people climbing in from the flat roof to the entrance and bin stores.

### **Environmental impact assessment**

- 26 None required

### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

- 27 There is no impact to the occupiers of the surrounding properties. The changes are relatively minor and will not alter the existing relationships with neighbouring properties in respect of privacy and overlooking. The development is acceptable in this regard and accords with policies of the adopted and emerging planning plan in respect of the protection of amenity.

### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

- 28 The impact of the proposal on existing and future users of William Rushbrooke House is considered to be positive. The new window units will be an improvement in respect of thermal efficiency. They are also fully reversible for ease of cleaning. The communal entrance doors will control access to the building core from ground level which will provide an additional level of safety and security for users of the building and mitigate potential instances of crime and antisocial behaviour of non-users.

### **Traffic issues**

- 29 No issues

### **Design issues**

- 30 The changes are considered acceptable. The changes to the windows and

introduction of the entrance doors would not significantly alter the existing character and appearance of the building. The existing windows are white painted single glazed steel crittal type windows and the proposed windows are double glazed powder coated aluminium in white. These windows have been chosen to be as close as possible to the original in terms of appearance and sectional thickness. The horizontal/vertical rhythms of the facade are not altered nor will the change in materials adversely impact on the appearance of the building.

31 The larder windows are prosed to be changed to glass blocks. This will not significantly alter the character and appearance of the building when compared to the existing larder window design, it being noted that the larder windows are of an obsolete design that makes it problematic to source an equivalent replacement.

32 The communal entrance doors will be powder coated steel doors that utilise a phone intercom entry system. The doors merely infill the open passageway access points to the building and pose no significant change to the character and appearance of the building.

33 The proposal is acceptable and accords with design and aesthetic policies of the emerging and adopted plan.

#### **Impact on character and setting of a listed building and/or conservation area**

34 The building is not listed and does not fall within a Conservation area

#### **Planning obligations [S.106 undertaking or agreement]**

35 No S106 required

#### **Other matters**

36 Issues regarding the cost of the windows are not material planning considerations and therefore cannot be taken into account when determining this application.

#### **Conclusion**

37 Overall the development is appropriate and satisfactory. The changes will respect the form and character of the block, will not pose any adverse impacts to neighbours or occupiers. Additionally, the communal entrance doors provide an additional level of security for users to mitigate instances of crime and antisocial behaviour. The application complies with policy and is recommended for approval.

#### **COMMUNITY IMPACT STATEMENT**

38 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] There are no relevant communities/groups likely to be affected by the proposal.

c] There are no likely adverse or less good implications for any particular communities/groups.

#### **SUSTAINABLE DEVELOPMENT IMPLICATIONS**

**39** The processes for recycling aluminium window unit components exist and may become available in the united kingdom in the future.

LEAD OFFICER	David Stewart	Interim Head of Development and Building Control
REPORT AUTHOR	Clare Preece	Senior Planning Officer [tel. 020 7525 5416]
CASE FILE	TP/H23	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

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## RECOMMENDATION

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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.

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<b>Applicant</b>	Mr K Orford The Bermondsey Area Housing Office	<b>Reg. Number</b>	06-CO-0140
<b>Application Type</b>	Council's Own Development - Reg. 3 (Council's Own Development)		
<b>Recommendation</b>	Grant	<b>Case Number</b>	TP/H23

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### Draft of Decision Notice

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

Change of windows from steel to aluminium, change larger windows to glass block, change staircase screens to glass blocks, add screens at first floor and a new communal entrance door.

**At:** WILLIAM RUSHBROOKE HOUSE EVELINE LOWE ESTATE, LINSEY STREET, LONDON, SE16 3YB

**In accordance with application received on** 11/10/2006

**and Applicant's Drawing Nos.** 4 SETS OF - SBDS/8020/1, 2 & 9

Site Plan (21.11.06)

#### **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 3.2 Protection of Amenity, 3.12 Quality in Design, 3.13 Urban Design, 3.14 Designing out Crime of the Southwark Plan 2006 [Modifications Version].
- b] Policies E.1.1 Safety Security and Crime, E.2.3 Aesthetic Control, E.3.1 Protection of Amenity of The Southwark Unitary Development Plan 1995

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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Amendments to Tim Murtagh (Tel: 020 7525 7187)

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