



COMMUNITY COUNCILS
A voice for your community



Nunhead and Peckham Rye Community Council

Planning Agenda

DATE: Thursday 19 May 2005	TIME: 7.00pm
PLACE: Thomas Calton Centre, Alpha Street, SE15	

- 1. Welcome and introductions**
- 2. Apologies**
- 3. Notification of any items which the Chair deems urgent**
- 4. Disclosure of Members' interests and dispensations**
- 5. Planning Applications for Decision:**
 - Item `1** 291 Rye Lane, SE15 – Full planning Permission
 - Item `2** 50 Copleston Road, SE15 – Full Planning Permission
- 6. Closing comments by Chair**

ADDITIONAL INFORMATION

Nunhead and Peckham Rye Community Council Membership

Councillor Robert Smeath *Chair*

Councillor Fiona Colley *Vice Chair*

Councillor Alfred Banya

Councillor Mick Barnard

Councillor Mark Glover

Councillor Aubyn Graham

Councillor Dominic Thorncroft

Councillor Andy Simmons

Councillor Alun Hayes

Carers' Allowances

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

Deputations

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

Exclusion of Press and Public

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

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

Transport Assistance for Disabled Members of the Public

Members of the public with a disability who wish to attend Community Council meetings and who require transport assistance in order to access the meeting, are requested to call the meeting clerk at the number below to give his/her contact and address details. The clerk will arrange for a driver to collect the person and provide return transport after the meeting. There will be no charge to the person collected. Please note that it is necessary to call the clerk as far in advance as possible, at least three working days before the meeting.

Wheelchair access

Wheelchair access to the venue is via a ramp at the main entrance of the Thomas Calton Centre.

For further information, please contact the Nunhead and Peckham Rye Community Council clerk:

Louise Shah

Phone: 0207 525 0640

E-mail: louise.shah@southwark.gov.uk

Council Website: www.southwark.gov.uk

Language Needs

If you want information on the Community Councils translated into your language please telephone 020 7525 57514. To inform us of any special needs or requirements, such as transport or signer/interpreter, please telephone 020 752 57514

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

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

Bengali

Kendi dilinizde Toplum meclisleri hakkõnda bilgi almak için 020 7525 7514'nolu telefonu arayõnõz.

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

Turkish

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

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

Somali

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

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Chinese

Se voce quiser informações nos conselhos comunitários traduzidas em sua □nautho 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 □nautho 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 traducida a su idioma, sobre los concejos del Comunidad (Community Councils) por favor llame al número de teléfono 020 7525 7514 Si tiene necesidades o requisitos específicos, como es el transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

Spanish

Lati bẽre fun itumõ irohin nipa Council agbegbe re (Community Council) ni ede abini re, jõwõ pe telifoonu 020 7525 7514.

Lati jẽ ki a mõ nipa iranlõwõ tabi idi pato, gẽgẽbi õkõ (mõto) tabi olutumõ, jõwõ pe telifoonu 020 7525 7514.

Yoruba

Item No.	Classification Open	Date: 19 May 2005	Meeting Name: Nunhead and Peckham Rye Community Council
Report title:			
Ward(s) or groups affected:		All within Nunhead and Peckham Rye Community Council area	
From:		Strategic Director of Regeneration	

RECOMMENDATIONS

- 291 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.
- 291 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.
- 291 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

- 291 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

- 291 Members are asked to determine the attached applications in respect of site(s) within the Community Council boundaries.
- 291 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.
- 291 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.

291 The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.

291 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.

291 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

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

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Borough Solicitor & Secretary

291 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.

291 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.

291 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.

291 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:

- 291 restrict the development or use of the land;
- 291 require operations or activities to be carried out in, on, under or over the land;
- 291 require the land to be used in any specified way; or
- 291 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.

291 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

Lead Officer	Deborah Holmes, Borough Solicitor & Secretary	
Report Author	Lyn Meadows, Assistant Borough Solicitor Chris Thompson, Community Councils Officer	
Version	Final	
Dated	11/02/03	
Key Decision	No	
Officer Title	Comments Sought	Comments included
Lyn Meadows Asst Borough Solicitor & Secretary	No	Yes
Paul Evans Strategic Director of Regeneration	No	No
Jim Sherry Interim Development & Building Control Manager	No	Yes

ITEMS ON AGENDA OF THE PLANNING COMMITTEE

on Thursday 19 May 2005

Appl. Type Full Planning Permission
Site 291 Rye Lane SE15

Reg. No. 04-AP-1819
TP No. TP/2732-291
Ward The Lane
Officer Donald Hanciles

Recommendation GRANT

Proposal

Continued use of ground floor of premises as a mini cab office together with the retention of a radio mast.

Item \1

Appl. Type Full Planning Permission
Site 50 Copleston Road SE15

Reg. No. 04-AP-0077
TP No. TP/2118-50
Ward The Lane
Officer David Williams

Recommendation GRANT

Proposal

Erection of a single storey extension to existing building in use as a place of worship together with external staircase.

Item \2

INSERT MAP HERE

Item No.	Classification	Decision Level	Date
1	OPEN	NUNHEAD AND PECKHAM RYE COMMUNITY COUNCIL	19/05/2005
From Interim Development and Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (04-AP-1819) Continued use of ground floor of premises as a mini cab office together with the retention of a radio mast on the roof of the building..		Address 291 Rye Lane SE15 Ward The Lane	

1. PURPOSE

- 1.1 To consider the above application. The application requires Community Council consideration because of the number of objections received.

2. RECOMMENDATION

- 2.1 Grant planning permission.

3. BACKGROUND

- 3.1 The application premises comprise a three storey building located on the eastern side of Rye Lane and is located within a parade of commercial units with residential uses above. A cycle lane runs along this section of Rye Lane and adjoins the kerbside immediately fronting the building.
- 3.2 Temporary planning permission was granted in September 1995 for change of use of the ground floor of the premises from a retail shop to a radio controlled mini cab office together with the installation of a 7 metres high radio mast on the property's roof. This permission expired in August 1997.
- 3.3 In June 1998, the permission was renewed for a further two year period, expiring in June 2000 subsequent to which the use has been operating without the benefit of planning permission. The use has previously been the subject of a number of enforcement complaints with regards to noise disturbance and illegal parking. The Enforcement team's investigations prompted the current application.
- 3.4 The proposal is to continued the use of the ground floor of the premises as a mini cab office together with the retention of the radio mast on the roof of the building.
- 3.5 The mini-cab firm operates a 24-hour service 7 days per week. A total of 23 vehicles are used.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues

The main issues in this case are the principle of the use and the impact on the surrounding area in terms of traffic generation and noise.

4.2 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy E.3.1 – Protection of Amenity – the proposed use is unlikely to result in loss of amenity.

Policy E.2.3 – Aesthetic Control – the proposal complies with this policy.

Policy S.1.4 – Shops Outside Designated Shopping Frontages – complies

The Draft Southwark Plan [Revised Deposit Unitary Development Plan] February 2005

Policy 1.11 – Protecting the Range of Services Available – complies

Policy 3.2 – Protection of Amenity – the proposed use is unlikely to result in loss of amenity.

4.3 Consultations

Site Notice: 07/12/2004 Press Notice: not required.

Consultees:

Traffic Group

Cllr Andy Simmons, 285, 287, 293, 295 Rye Lane, Flats A & B, 285, 287, 289, 291, 293, 295 Rye Lane, 15-20 (incl) Austins Court, Rye Lane
1a & 1b Philip Walk.

Replies from:

Traffic Group – no objections.

1b Philip Walk – objects on grounds of parking, noise and disruption.

22 Philip Walk – objects on grounds of cars blocking entrance to Philip Walk and causing danger to highway and pedestrian safety.

22 Philip Walk – object on grounds of danger to pedestrian and highway safety.

5 PLANNING CONSIDERATIONS

5.1 The mini-cab use commenced back in 1995 and has enjoyed two subsequent temporary consents the latter of which expired in 2000 since which time the use has been operating on an authorized basis.

5.2 The Traffic Group raise no objections to the proposal although the Group requested that two parking spaces originally shown within the yard to the rear of the premises should be removed as they are not to the Authority's standards and had not formed part of the previous applications. It should also be borne

in mind that the application premises are located within a Controlled Parking Zone where parking control is rigidly enforced. Access to the rear of the premises is off Philip Walk, the kerbside of which is restricted by way of single yellow lines. Parking restrictions are lifted here at 6.30 pm.

- 5.3 With regards to the radio mast, it was erected some ten years ago and now enjoys lawful development rights. Moreover, the principle was established with the previous permissions granted and no issues with regards to visual amenity were raised. The situation remains unchanged today.
- 5.4 The issue of potential noise disturbance occasioned to local residents at late hours is not reflected in the grounds of objection pursuant to the consultation exercise. The weight of objection is not substantial.
- 5.5 Central Government Guidance, as contained in Circular 11/95 advises that time limitation conditions on planning permissions should not be repeatedly imposed in instances where permissions are renewed and there has been no material change in circumstances. Indeed, given the length of time that the use has been ongoing the Council has had many years to monitor the effects of the use which are not so significantly adverse as to warrant refusing permission.
- 5.6 In the circumstances it is recommended that planning permission is granted for the continuation of use without any time limitations.

6. EQUAL OPPORTUNITY IMPLICATIONS

- 6.1 Mini cabs offer an alternative mode of transport for people with mobility difficulties or for people who are not car owners.

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 7.1 None

LEAD OFFICER	Seamus Lalor	Interim Development and Building Control Manager
REPORT AUTHOR	Donald Hanciles	[tel. 020 7525 5428]
CASE FILE	TP/2732-291	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES	[tel. 020 7525 5402]

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr M. Patel	Reg. Number	04-AP-1819
Application Type	Full Planning Permission	Case	TP/2732-291
Recommendation	Grant	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Continued use of ground floor of premises as a mini cab office together with the retention of a radio mast.

At: 291 Rye Lane SE15

In accordance with application received on 05/10/2004

and Applicant's Drawing Nos.

Informative

The car parking spaces to the rear of the premises as shown on drawing no 1 – 04 does not form part of the planning approval given for the continued use of the ground floor of the premises as a mini cab office.

INSERT MAP HERE

Item No.	Classification	Decision Level	Date
2	OPEN	Nunhead & Peckham Rye Community Council	19/05/2005
From David Williams		Title of Report DEVELOPMENT CONTROL	
Proposal (04-AP-0077) Erection of a single storey extension to existing building in use as a place of worship.		Address 50 Copleston Road SE15 Ward The Lane	

1. PURPOSE

- 1.1 To consider the above application which is for Community Council consideration because of the number of objectors, and also for the general interest of Members .

2. RECOMMENDATION

- 2.1 Grant Planning Permission

3. BACKGROUND

- 3.1 Members will recall that this application was deferred from Nunhead & Peckham Rye's meeting in November 2004 to allow for possible further negotiation between the applicant and the local planning authority as the scheme as submitted had been recommended by officers for refusal on the grounds of its oppressive effect on the residential properties immediately neighbouring the Bethany Church. A revised scheme has subsequently been arrived at.
- 3.2 The Bethany Church, formerly the Church Hall for St. Saviour's Church on the opposite side of Copleston Road, is located on the west side of Copleston Road near to the junction of Avondale Rise. Planning Permission was granted in December 1991 for the erection of a single storey rear extension at semi-basement level to provide an office and storage facilities for the church. A planning application proposing an extension to the chapel with an addition to a height of 6m above rear garden level and a side external staircase was withdrawn by the applicant in December 2002. However, it is likely that the application would have been refused on grounds of excessive bulk and height and the resultant loss of natural light to the adjoining neighbouring properties.
- 3.3 This application proposes a single storey extension to the existing building to provide additional floor area for congregation seating, space for the small band, and also a baptism pool. The extension is proposed to a brick-built height of 5.2 mts and a maximum depth of 7.1 metres, although this would be

splayed inwards. Natural light entry would be retained to the church hall's basement rooms. Side windows are shown to both flanks of the extension, but these would be glazed with frosted glass. An external staircase for fire safety purposes is also proposed to the extension's south flank.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues

The main issues in this case are the amenity implications of the proposed development in respect of the surrounding properties, the impact of the extension's proposed design on the church hall, and whether the proposal would give rise to any significant vehicular traffic increase.

4.2 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

E.2.3 - Aesthetic Control: is considered to detract somewhat from the characteristic church building.

E.3.1 - Protection of Amenity: is considered that no significant adverse effect will be felt on either nos. 48 and 52 Copleston Road.

The Southwark Plan [Revised Deposit Unitary Development Plan] February 2005

Policy 3.11 - Quality in Design: is considered to be comply although detracting somewhat from the original church hall building and its original features due to its height and massing.

Policy 3.2 - Protection of Amenity: complies

4.3 Consultations

Site Notice: 21/01/2004

Press Notice: N/A.

Consultees:

Traffic Group

Public Protection

35 - 47 (odds) Copleston Road, SE15.

St. Saviour's Church, SE15.

42 - 62 (evens) Copleston Road, SE15

53 - 69 (odds) Avondale Rise, SE15.

78 & 80 Avondale Rise, SE15

71 & 73 Avondale Rise, SE15.

Nos. 36, 37 A-C, 38A&B,39, Top Floor, 39A, 40A-C, 41A-C, 42,43, 44A-C,45 A&B, 46A-F, 47A&B, 48, 52, Ground Floor Flat 54, Top Floor, 54A, 55, 56,56B, 57, 58 & 58B, 59, 60 & 60A, 61, Flats 1 & 2; 62, Back; Front;Lower & Upper Flats 63, 64&B, 65A&B Copleston Road.

Nos. 53A&B, 54, 55, 56A&B, 57 - 66 (consec), First & Ground Floor;67, 68A&B & 69,71,72, 73A&B, 74, 76 A&B, 78A&B, 80 & 80A Avondale Rise.

Replies from:

Traffic Group: Note that this is a resubmission of a previous application, with which had no issues. Also note that the increase in the number of seats is to deal with the existing congregation and not to provide more seats to attract additional people. Therefore, request that a condition be added that limits the size of the congregation to that currently attending which is 180.

Public Protection: Standard conditions requested. Includes; sound insulation & noise measurements.

Representations received pursuant to notification of amended plans:

48 Copleston Road: Proposed extension would still be overly dominant so as to have a serious negative impact on the amenities of both nos. 48 and 52 Copleston Road;

52 Copleston Road : The extension would block my garden view and take all the sunlight from my garden. The additional floorspace would give rise to further noise disturbance:

45A Copleston Road : The development would give rise to noise and disturbance:

60 Avondale Rise : Any expansion of the church facility would involve additional kerbside parking, which is already heavy;

Flat B, 73 Avondale Rise : Supports the application as does not think that the proposed extension would be an environmental problem issue.

Representations received on notification of scheme, as originally submitted:

Petition received and signed by 7 persons, objecting to the proposed revised extension of the building at 50 Copleston Road on the following grounds:

(1) The size of the extension doubles the capacity of the existing building (2) to permit such an extension would set a dangerous precedent (3) materials proposed out of character with old church (4) excessive bulk of the proposed building would significantly reduce natural light to adjoining properties (5) visual amenity of a number of houses would be impaired (5) increase in the capacity of the church would increase traffic in the area and add pressure on parking (5) noise and nuisance is bound to get worse with the increased capacity.

37A Copleston Road: Concerned of added traffic, parking noise and danger.

37B Copleston Road: Objection lodged on grounds of parking, noise and impact on local residents.

37C Copleston Road: Concerns regarding noise and traffic problems.

Basement Flat, 39 Copleston Road: Object on grounds of more people will add

to existing parking problems and noise levels will increase.

45A Copleston Road: Object to increased seating capacity, noise (stage for band) and car parking.

46A Copleston Road: Objects on grounds as outlined in petition (Refer to comments).

48 Copleston Road: Refer to objections outlined in petition.

52 Copleston Road: Object as previously lodged. Does not care how small extension is, will block garden view and de-value property. Will create noise, eyesore and look depressing.

54A Copleston Road: Objection lodged on grounds of more noise, extension too high & large and encourage more people, thus more cars to be parked in area.

54 Avondale Rise: Objection lodged on the following grounds; traffic, parking & noise.

60 Avondale Rise: Objects on the grounds of an expansion which will result in more parking problems.

5. PLANNING CONSIDERATIONS

- 5.1 The proposed single storey extension would rise to a height of 5.2 mts from ground level and would extend out to a maximum depth of 7.2 metres, although the extension would splay inwards from 10.89 metres, where it adjoins the existing rear building line, to 3 metres at its furthest point. At this point the extension would be distanced some 6metres from the common boundary with no.48 and 6.8 metres from that of no.52 Copleston Road. The rear of the building faces due west.
- 5.2 In assessing the potential loss of daylight and sunlight to the immediate neighbouring properties, in terms of orientation, no.48 Copleston Road, to the north side of the church, is more vulnerable. The applicant has attempted to achieve a safeguard by illustrating a 45 degree vertical angle cutback. Some loss of sunlight and daylight to no.48 would doubtless occur but it is not considered that this reduction would now be so significant as to warrant refusing permission.
- 5.3 Although no.52 would likely experience some loss of daylight entry its orientation would ensure that there would be no appreciable loss of sunlight occasioned. The proposed flank windows would not affect the privacies of either neighbouring occupiers due to the intended frosted glazing.
- 5.4 The proposed extension, due to its height, would rise to a point some 2 mts above the cill height of the existing hall's characteristic long rear windows. Accordingly, approximately half the existing height of these would be lost. However, the building is not listed nor is it situated in a conservation area.

- 5.5 Finally, additional objections have included other amenity issues, these include: (1) noise and nuisance, (2) parking and (3) traffic. Internal comments from both Public Protection and the Traffic Team indicate that no adverse impact would likely arise from the use of the church with its extended facilities.
- 5.6 It is understood that there is some existing noise and disturbance occasioned to the neighbouring properties and the output might increase by the additional floorspace proposed. However, this could be ameliorated by planning conditions imposed to allow for a satisfactory sound insulation scheme to be implemented.
- 5.7 The Traffic Team has no objections on 'additional' parking and on-street parking grounds regarding this development but has suggested, should permission be recommended, that a condition be placed on any consent "to limit the numbers of users to the church to that currently attended to 180 persons". Nevertheless, this is considered unreasonable and impracticable as there would be no way of monitoring additional congregation members and/or additional visitors to any one given Church service. Furthermore, the application site is well served by a number of buses within walking distance, including the P13 Bus which runs a few metres away along Avondale Rise. This not only addresses earlier concerns regarding parking and traffic related issues but is in accordance with both Government advice (PPG13) and the Southwark Plan in encouraging the public to use other modes of public transport.

6. EQUAL OPPORTUNITY IMPLICATIONS

- 6.1 Established Churches and affiliated community facilities are sometimes heavily represented by black and minority groups who play wider mentoring roles in their particular communities.

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 7.1 The proposed extension would contribute to securing and enhancing sustainable communities.

LEAD OFFICER	Seamus Lalor	Interim Development and Building Control Manager
REPORT AUTHOR	David Williams	[tel. 020 7525 5446]
CASE FILE	TP/2118-50	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES	
	[tel. 020 7525 5402]	

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant		Reg. Number	04-AP-0077
Application Type	Full Planning Permission		
Recommendation	Grant	Case Number	TP/2118-50

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a single storey extension to existing building in use as a place of worship together with external staircase.

At: 50 Copleston Road SE15

In accordance with application received on 14/01/2004

and Applicant's Drawing Nos. E01, E02, E03, E04, P01B, P02B, P03B, P04B, P05C, P06B and P07A,
Subject to the following conditions:

- 1 Samples of the [INSERT DETAILS] to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of [INSERT DETAILS] in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 2 The additional floorspace hereby permitted for the church use shall not be provided until full particulars and details of a scheme to insulate the premises against the transmission of airborne and impact sound has been submitted to (2 copies) and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. Any such scheme shall be so designed that noise from the use does not, at any time, increase the ambient equivalent noise level measured immediately outside any of the adjoining or nearby premises (or in the case of separate units of occupation within the same building then inside those units).

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 and Planning Policy Guidance 24 Planning and Noise.

- 3 The windows shown on the approved plans as frosted glazing shall be installed as such and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at from undue overlooking in accordance with Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

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