

COMMUNITY COUNCILS
A voice for your community



Camberwell Community Council

Planning Agenda

Date: Monday 20 th JUNE 2005	Time: 7.00 PM
Place: SOUTHWARK TOWN HALL, PECKHAM ROAD, LONDON SE5 8UB	

1. Introduction and welcome [*Chair*]
2. Apologies
3. Disclosure of Members' interests and dispensations
4. Notification of any items of business which the Chair deems urgent
5. Minutes to be agreed from the Camberwell Planning meeting held on Tuesday 14th March 2005

6. Development Control Items:

Item 1/1: Full Planning Permission: Camberwell College Of Arts, 45 Peckham Road SE5 (04-AP-0665)

Item 1/2: Full Planning Permission: Land at rear of Southwark College, Harris Street SE5 (05-AP-0069)

7. Closing Comments by Chair

ADDITIONAL INFORMATION

CAMBERWELL COMMUNITY COUNCIL MEMBERSHIP

Camberwell Green Ward

Councillor Tony Ritchie
Councillor John Friary *Vice-Chair*
Councillor Dora Dixon-Fyle

South Camberwell Ward

Councillor Veronica Ward *Chair*
Councillor Peter John
Councillor Dermot McInerney

Brunswick Park

Councillor Alison Moise
Councillor Vicky Naish
Councillor Ian Wingfield

MEMBERS ARE REQUESTED TO ATTEND THIS MEETING

DATE OF DISPATCH: 10 June 2005

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.”

INFORMATION TO MEMBERS OF THE PUBLIC

Access to information

You may request copies of minutes and reports on this agenda.

Carers' Allowances

If you are a resident of the borough and have paid someone to look after your children, and 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.

Wheelchair access

Wheelchair access to the main entrance of the Town Hall is available at the right hand side of the building.

No smoking

Please note that under the Council Procedure Rule 1.1(i), smoking is not allowed at any meetings of Committees of Sub-Committees of the Council.

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 hakkında bilgi almak için 020 7525 7514'nolu telefonu arayınız.

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 désirez 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

Transport Assistance for Disabled Members of the Public

Should a disabled member of the public wish to attend a Community Council meeting he or she is requested to call the meeting clerk at the number below to give his/her contact and address details. It is necessary to call as far in advance of the meeting as possible and at the latest on the last working day before the day of the meeting. The clerk will then arrange for a driver to collect the person from his/her home and provide return transport after the meeting. There will be no charge to the person collected.

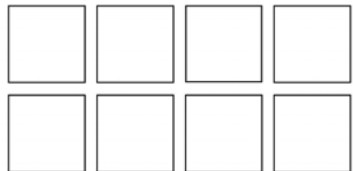
The clerks of the respective Community Councils are as follows:

Walworth / Camberwell:	Ben Scanlon (Ph: 0207 525 7514)
Borough and Bankside / Dulwich	Andrea Allen (Ph. 0207 525 7234)
Nunhead and Peckham Rye / Bermondsey	Louise Shah (Ph. 0207 525 0640)
Peckham / Rotherhithe	Tim Murtagh (Ph. 0207 525 7187)

For further information please contact:

Ben Scanlon 020 7525 7514

E-mail: ben.scanlon@southwark.gov.uk



Camberwell Community Council

Planning Meeting

Draft Minutes of the Camberwell Community Council Planning Meeting held on Tuesday 14th March 2005 at 7.00PM at Southwark Town Hall, Peckham Road, London SE5 8UB.

Present

Councillors: Veronica Ward (Chair), John Friary, Peter John, Tony Ritchie, Ian Wingfield
Officers: Ben Scanlon (CCDO), David Berger (Legal) and Julian Jackson(Planning)

The meeting opened at **7.00pm**.

1. Introduction and welcome by the Chair

Councillor Ward began the meeting by welcoming people, introducing Members and officers. Cllr Ward informed the public of the rules and procedures that would be followed at the meeting

2. Apologies

Apologies for absence were submitted on behalf of Councillors Dora Dixon-Fyle, Alison Moise, and Vicky Naish

3. Disclosure of Members' interests and dispensations

Councillors Ward and Friary declared that they lived near the proposed development outlined in Item 1.

4. Notification of any items the Chair deems urgent

There were none.

5. Confirmation of minutes

RESOLVED: That the minutes of the Planning meeting held on 15th February 2005 be approved as a true and accurate recording of that meeting and be signed by the Chair.

RECORDING OF MEMBERS' VOTES

Council Procedure Rule 1.17 (5) allows a Member to record her/his vote in respect of any Motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection

6. DEVELOPMENT CONTROL

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda 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 the decision or condition are not included in the report relating to an individual item, that they be clearly specified

ITEM 1 /1: Butterfly Walk Shopping Centre, Denmark Hill SE5 - Full Planning Permission

Proposal: (04-AP-1426)
Extension to building to provide additional first floor storage space for retail units, and additional ground floor retail accommodation to the rear of Units 5-10. Erection of single-storey security/service building in service yard to the north of the site

Recommended: For approval

Procedure: The Council Planning Officer presented his report and described the nature of objections received, in relation to the effect of the proposal on traffic and on sunlight and daylight for the Colonnades estate, and how these had been addressed. There were various questions from councillors about traffic issues and it is noted that Somerfield deliveries to the site did not appear to have been taken into account and residents had not been asked about existing traffic levels.

An Objector to the application was present and spoke for three minutes outlining concerns over issues of traffic levels. The Objector then answered questions from Members.

The Applicant was present and spoke for three minutes stating that most of the issues had been addressed and that on the area of traffic and transport issues, the best information available had been used. BRE sunlight and daylight limits had not been breached. Privacy was not an issue with no windows facing adjacent buildings and the proposed structure was of a 'neutral' character. There were questions from councillors about the traffic levels, particularly an assertion that the increased storage under the proposals might lead to a decrease in traffic to the site. The applicant's agent could not say whether further applications were in the pipeline in relation to this site but said he was not aware of any currently.

Cllr Ward wished it to be noted that members of the Community Council again requested that the developer provide an overall plan for the development, something which has not been provided at any point.

No supporters for the application were present

No Councillor acted as a Ward Councillor on this item.

Members then debated the item and voted

RESOLVED: Grant

A motion was carried to grant the application subject to any conditions as stated in the report.

The following conditions were added:

1. A new condition of no deliveries to the site before 8.00am.

The applicant to inform residents when the work starts as this will be the date when this condition commences.

2. Construction work on the site is to take place from 9.00am to 6.00pm, Monday to Friday only.

A request was also made by councillors that the developers have regular contact with residents of the Colonnades.

ACTION: Another request was made for the Council to monitor traffic flows in the Orpheus Road area to measure the impact of the development.

ITEM 1/2: **182-186 Warham Street SE5 -Full Planning Permission**

Proposal: (04-AP-1580)
Redevelopment of site to provide a five storey building to accommodate 10 x 2 bedroom and 4 x 1 bedroom flats.

Recommended: For refusal

Procedure: The Council Planning Officer presented his report and stated that the main issue of concern was that Following negotiations on this scheme which failed to deliver a satisfactorily amended development, the applicant has now appealed against non-determination. The purpose of this report is therefore to inform the Committee of the nature of this application, and to invite Members to consider what their decision might have been, had it been open to them to determine it.

No Objectors spoke, though two were present and indicated that their concerns had been noted in the planning officer's report.

The Applicant was not present. .

No supporters for the application were present

No Councillor acted as a Ward Councillor on this item

Members then debated the item and voted

RESOLVED: **Refusal**
A motion was carried to refuse the application for the reasons stated in the report.

The Chair thanked all those present for attending the meeting

The meeting ended at **8.10pm**

CHAIR:

DATE:

Item No.	Classification: Open	Date:	Meeting Name: Camberwell Community Council
Report title:		Development Control	
Ward(s) or groups affected:		Camberwell Green Ward South Camberwell Ward Brunswick Park Ward	
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 which 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 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. 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 ChilternPortland Street London SE27 3ES	The named case Officer as listed or Andrew Cook 020 7525 5437

APPENDIX 1

Audit Trail

<u>Lead Officer</u>	Deborah Holmes, Borough Solicitor & Secretary	
Report Author	Lyn Meadows, Assistant Borough Solicitor Chris Thompson, Constitutional Support Officer	
Version	Final	
<u>Dated</u>	11/02/03	
<u>Key Decision</u>	No	
<u>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</u>		
<i>Officer Title</i>	Comments Sought	Comments included
Lyn Meadows Asst Borough Solicitor & Secretary	No	Yes
Paul Evans Strategic Director of Regeneration	No	No
Development & Building Control Manager	No	Yes

AGENDA.RTF INSERT HERE

MAP ONE INSERT HERE

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	T Mobile (UK) Limited	Reg. Number	04-AP-0665
Application Type	Full Planning Permission	Case Number	TP/2282-E
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Installation of telecommunications equipment comprising 3 equipment cabinets, proposed re-location of 1 antenna and associated freestanding handrails on the roof of the building (this does not include any additional aerials over the three permitted in December 2003).

At: Camberwell College Of Arts, 45 Peckham Road SE5

In accordance with application received on 19/04/2004

and Applicant's Drawing Nos. Drawing Nos 90840-3/010, 012, 013.

Subject to the following conditions:

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

Reason

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

- 2 The antennae hereby permitted shall be coloured to match the adjoining facing materials and thereafter be maintained in that colour.

Reason

To ensure that the antennae are not visually prominent and in keeping with the character of this part of the Sceaux Gardens Conservation Area. This is in accordance with Policy E.2.3 'Aesthetic Control' and E.4.3 'Proposals Affecting Conservation Areas' of the adopted Southwark Unitary Development Plan (July 1995) and Policies 3.25 'Conservation of the Historic Environment' and 3.24 'Telecommunications' of the Southwark Plan (Revised Deposit Unitary Development Plan) March 2004.

- 3 **Reasons for granting planning permission.**

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

- a) Policies [E.2.3 - Aesthetic Control and E.4.3 - Proposals Affecting Conservation Areas] of the Southwark Unitary Development Plan 1995
- b) Policies [3.15 - Conservation of the Historic Environment, 3.16 - Conservation Areas, 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage Sites & 3.24 - Telecommunications] of the Southwark Plan [Revised Draft including Pre-inquiry and Final changes] February 2005.
- c) Planning Policy Guidance Notes [PPG 8].

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.

Item No. 1	Classification OPEN	Decision Level Camberwell Community Council	Date 20/06/2005
From Interim Development & Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (04-AP-0665) Installation of telecommunications equipment comprising 3 equipment cabinets, proposed re-location of 1 antenna and associated freestanding handrails on the roof of the building (this does not include any additional aerials over the three permitted in December 2003).		Address Camberwell College Of Arts, 45 Peckham Road SE5 Ward Brunswick Park	

PURPOSE

- 1 To consider the above application, which is for consideration by Camberwell Community Council (Planning) Committee because of the number of objections received.

RECOMMENDATION

- 2 Grant Planning Permission.

BACKGROUND

- 3 The application site is the roof of the Camberwell School of Arts on the Peckham Road. The building is a post-war 4 storey (plus basement) building adjacent to the Victorian South London Art Gallery which is Grade II Listed. The site lies in the Sceaux Gardens Conservation Area.
- 4 Planning permission for the installation of telecommunications equipment [comprising 6 antenna, 4 dishes, radio equipment housing and other ancillary equipment] was refused on 24/09/2004 on the grounds that the equipment by virtue of its scale, siting and appearance would be obtrusive, detrimentally affecting the visual amenity of the Sceaux Gardens Conservation Area, including the streetscene, and the setting of the adjoining South London Gallery in Peckham Road a Grade II listed building.
- 5 Planning permission was subsequently granted for on 11/12/2003 for telecommunications equipment on the rooftop of Camberwell College of Arts comprising 3 antenna, radio equipment housing and ancillary equipment.
- 6 The current application is for (amended description) installation of telecommunications equipment comprising 3 equipment cabinets, proposed re-location of 1 antenna and associated freestanding handrails on the roof of the

building (this does not include any additional aerials over the three permitted in December 2003). The previous description "installation of telecommunications equipment comprising 3 antenna and a radio equipment housing on the roof of the building", was considered inaccurate and confusing.

FACTORS FOR CONSIDERATION

Main Issues

- 7 The main issues in this case are the effect on the visual amenity of the Sceaux Gardens Conservation Area and streetscene, effect on the setting of the adjoining listed building and the health implications of the proposal.

Planning Policy

- 8 Southwark Unitary Development Plan 1995 [UDP]:

Policy E.2.3 - Aesthetic Control: complies.

Policy E.3.1 - Protection of Amenity: In terms of health concerns meets ICNIRP recommended levels on exposure to electromagnetic fields. No adverse effect to visual amenity of street scene.

Policy E.4.3 - Proposals Affecting Conservation Areas: Not considered to harm character or appearance of the Conservation Area.

Policy E.4.6 - Proposals Affecting Listed Buildings: Not considered to adversely affect setting of the listed building.

- 9 The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

Policy 3.2. - Protection of Amenity: complies with policy.

Policy 3.11 - Quality in Design: complies with policy.

Policy 3.13 - Urban Design: complies with policy.

Policy 3.15 - Conservation of the Historic Environment: complies.

Policy 3.16 - Conservation Areas: complies.

Policy 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage Sites: complies.

Policy 3.24 - Telecommunications: complies.

SPG. No: 18 - Heritage Conservation: complies.

SPG. No: 26 - Telecommunications: complies.

Consultations

- 10 Site Notice: 13/05/2004 Press Notice: 13/05/2004

- 11 Consultees:

Conservation & Design Team.
Camberwell Society.

All persons who responded to Compro's consultation exercise as shown in Appendix E of their supporting statement were sent individual consultation letters.

Nos. 1 - 8 (consec) The Piano Factory, 36 - 38 Peckham Road, SE5

40 - 74 (evens) inc, 42A, 56 Basement A & B, 58, 60, 62 Basement, 62A, 64A, 66 (A - D), Flats 1 - 8 (consec), 70 Peckham Road.
Flats 1 - 18 (consec), 76 Peckham Road, SE5.
37 - 39, 41 & 45 Peckham Road, SE5.
61 - 65 Peckham Road, SE5.
75 - 85 (odds) inc, 73 (A-D), 75 A & B, & 77 A & B.
Flats 1 - 11 (consec) 87 Peckham Road, SE15.
Flats 1 - 43 (consec) Crofton Road, Welton Court, SE5.
Nos 1 & 1 A, 2, 2B & 2C Crofton Road, SE5.
1 (A - E); Flat 1(3), 3A, Flat 2 (3A) & 3 (B-F); Ground & Top Flats + 5,8 & 10 Bushey Hill Road, SE5.
Nos. 1, 1A, 1B, 3A & B, 5,7 & 9 Shenley Road, SE5.
Nos. 1 - 30 (consec) Voltaire, Sceaux Gardens, SE5.
Nos. 1 - 72 (consec) Mistral, Sceaux Gardens, SE5
Nos. 1 -15 (consec) Racine, Sceaux Road, SE5.
Nos. 1 - 30 (consec) Colbert, Sceaux Road, SE5.
38 Camberwell Grove, SE5, 45 Crofton Road, SE5

Replies from:

Previous Consultation Responses

- 12 Conservation & Design Team: No objections. Condition to be placed as per previous planning permission granted.
Camberwell Society: No comments received.
Prior consultation letter sent from applicant to Councillor Wingfield. Councillor Wingfield sent copies to local residents and has forwarded responses with covering letter for the attention of the Planning Division. A total of 29 objectors, with overwhelming majority opposed to the application on health grounds.
16 individual consultee responses received majority objecting on (1) health risk posed by increased level of radiation but also; (2) will not enhance the site's appearance and (3) intrusion into the community.

Re consultation Responses

Councillor Wingfield sent covering letter with 9 objection letters attached. Objections based on grounds of health, pollution and enough antennas on the roof presently.

14 individual consultee responses received majority objecting on health grounds.

All consultee responses are appended to the report.

PLANNING CONSIDERATIONS

- 13 The site application lies within Sceaux Gardens Conservation Area where it is necessary to pay special attention to the desirability of preserving or enhancing

its character and appearance and adjacent to Grade II listed building where it is required to ensure that its setting is preserved. This would result in a strict control being maintained under the Planning (Listed Buildings and Conservation Areas) Act (LBA) 1990. Part.24. Class A.1[c] is also relevant in this particular case. The GDO states under Conditions that *development is permitted subject to the condition that "any antenna or supporting apparatus, radio equipment housing or development ancillary to radio equipment housing constructed, installed, altered or replaced on a building in accordance with the permission shall, so far as it is practicable, be sited so as to minimise its effect on the external appearance of the building"*

SITING

- 14 The position of the proposed re-located antennae will involve a move of this single antennae from its original approved location granted planning permission 12/11/2003. The original approved location, that being, face mounted on the northern face of the plant room, to a pole mount, proposed to be located in the north eastern corner of the steel grillage. The top of the antenna will still be located below the roof line of the plant room, thereby conforming with the original concerns raised by the Council in December 2003. The application also involves the addition of three cabinets at the rear, which will not be readily visible from street level. The proposed relocated antenna, cabinets and free standing hand rail are not considered to be a unduly dominant feature due their size and design to warrant refusal and are considered acceptable on aesthetic grounds.
- 15 Moreover, given that it is difficult to disguise apparatus of this nature in an urban environment, the applicant has demonstrated that every effort has been made to lessen its impact, in this case the proposal satisfies Policies E.3.1- Protection of Amenity and E.4.3 -Proposals Affecting Conservation Areas of the adopted UDP and Policy 3.24 of the Revised Draft Southwark Plan (February2005) and its subsequent SPG 26 - Telecommunications. It is considered that the impact upon the South London Art Gallery Grade II listed building was resolved prior to the previous application being granted and therefore this application will not affect this building.

Health and Safety Issues

- 16 Planning Policy Guidance Note (PPGN) 8 'Telecommunications' states that is not for the local planning authority to seek to replicate through the planning system controls under the health and safety regime as it a matter for the Health and Safety Executive. However, the applicant has provided a Declaration of Conformity with ICNIRP Public Exposure Guidelines. Currently there is no evidence that definitively concludes that health and safety is affected by the installation of telecommunication equipment. However, the applicant has provided technical information stating that emission levels coming from the telecommunication equipment are below the guidance levels stated in the Stewart Report.

- 17 It remains central Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone meets the ICNIRP (International Certificate of Non-Ionising Radiation Protection) guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission, to consider the health aspects and concerns further. The applicant has submitted their ICNIRP declaration to confirm that they have met the current Government standards for radio frequency.
- 18 Given that the proposal satisfies all pertinent policies, in terms of design/aesthetics and provided the necessary certificate to adhere to emission levels, it is recommended that planning permission is granted.

EQUAL OPPORTUNITY IMPLICATIONS

- 19 There are no direct equal opportunity implications arising from this application.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 20 The proposed telecommunication equipment due to its siting and appearance are not in keeping with the concepts of sustainable development

LEAD OFFICER	James F Sherry	Interim Development and Building Control Manager
REPORT AUTHOR	David Williams	[tel. 020 7525 5446]
CASE FILE	TP/2282-E	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	

MAP TWO INSERT HERE

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	Unite	Reg. Number	05-AP-0069
Application Type	Full Planning Permission	Case Number	TP/2229-H
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a part 3, 4 and 5 storey block containing 19 x 6 bedroom and 1 x 7 bedroom cluster flats and 2 studio flats forming student accommodation, together with the provision of a refuse area and 44 cycle spaces.

At: Land at rear of Southwark College, Harris Street SE5

In accordance with application received on 17/01/2005

and revisions/amendments received on 17/03/2005

29/04/2005

29/04/2005

and Applicant's Drawing Nos. A1/Sch02/001, 005 C, 010 A, 011 A, 030 C, 040 & 015

Subject to the following conditions:

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

Reason

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

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

- brick
- white render
- timber cladding (specifying type and finish)
- standing seam metal roof
- window frames
- aluminum infill panels
- boundary treatment

Reason

In order that the Local Planning Authority may be satisfied as to the details of materials 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', of the Southwark Plan Revised Draft including Pre-inquiry and Final changes (February 2005).

- 3 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse have been submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of 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.

- 4 Detailed drawings of a landscaping scheme (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 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

- 5 Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

Reason

- 6 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 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.

- 7 The development hereby permitted shall be used for student accommodation only and shall not be used for general needs housing within Use Class C3 of the 1987 Use Classes Order.

Reason

To ensure that the accommodation provided is specific to the identified user group in accordance with Policy 4.7 'Non Self-Contained Housing for Identified User Groups' of the Revised Draft Southwark Plan (February 2005)

Reasons for granting planning permission.

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

- a) Policies [E.1.1 'Safety and Security in the Environment', E.2.1 'Layout and Building Line', E.2.3 'Aesthetic Control', E.3.1 'Protection of Amenity' and H.3.5 'Houses in Multiple Occupation'] of the Southwark Unitary Development Plan 1995
- b) Policies [3.13 'Urban Design', 3.11 'Quality in Design', 3.2 'Protection of Amenity' and 4.7 'Non Self-Contained Housing for Identified User Groups'] 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.

Item No. 2	Classification OPEN	Decision Level Camberwell Community Council	Date 20/6/2005
From INTERIM DEVELOPMENT & and CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (05-AP-0069) Construction of a part 3, 4 and 5 storey block containing 19 x 6 bedroom and 1 x 7 bedroom cluster flats and 2 studio flats forming student accommodation, together with the provision of a refuse area and 44 cycle spaces.		Address Land at rear of Southwark College, Harris Street SE5 Ward Brunswick Park	

PURPOSE

- 1 To consider the above application which was deferred by elected members at the Community Council held on 4th April until a number of concerns were resolved. The previous report is appended.

RECOMMENDATION

- 2 Grant Planning Permission

BACKGROUND

- 3 This application was deferred by Elected Members until 7 points of clarification were addressed. The applicant/ agent has provided further clarification on these individual points highlighted below:
- 4
 1. Room dimensions
 2. Cycle Accommodation
 3. Car Ownership
 4. Amenity Space
 5. Noise Insulation
 6. Facility Management
 7. Tenancy Agreement

FACTORS FOR CONSIDERATION

Main Issues

- 5 The main issues in this case are the principle of the development (including design and external appearance), standard of accommodation, impact on the appearance of the area, neighbour amenity and lack of off street car parking.

Planning Policy

- 6 See Previous Report

The Southwark Plan [Revised Draft including Pre-inquiry and Final changes] February 2005

See Previous Report

Consultations

- 7 Site Notice: N/A Press Notice: N/A

Consultees:

Traffic Group/ Waste Management.

Replies from:

- 8 Traffic/ Waste Management Group: Given the further information received with regard to the cycle storage facilities, The traffic group can confirm that it does not have no objections to the proposal. In terms of the the refuse storage element of this application, request that it be conditioned and submitted detailed plans be sent to Jim Cooper in our Waste Management Section for his approval.

PLANNING CONSIDERATIONS

- 9 (1) Room Dimensions

The room sizes measure 12.6 sq.m (10.1 sq.m excluding bathroom) and conform to the Council's HMO standards. The kitchen sizes also conform to the Council's HMO standards. The agent has submitted revised drawings (Sch02/015) scaled 1:50 clarifying the room and kitchen /living area sizes and this is considered acceptable.

- 10 (2) Cycle Accommodation

The proposed 44 cycle spaces are located within a secure gated environment and both the numbers and the location meet Council standards and are considered acceptable.

- 11 (3) Car Ownership

The lack of car parking provision, has been replaced by cycle parking/storage provision and this is considered acceptable both in terms of Government Guidance, the London Plan and Local and Emerging planning policies. Furthermore, the site is located beside Southampton Way which is served by the 343 bus which gives direct access to both London Bridge and Nunhead. This road is not within a controlled parking zone (CPZ) but is subject to both single and double yellow line waiting restrictions. In addition, the site is located within 5 - 10 minutes walk towards Peckham Road/Camberwell Church Street and Camberwell Road all serviced by a stream of buses giving direct access to all areas of the Borough and beyond.

12 (4) Amenity Space

In response to elected members observations regarding the proximity of the proposed amenity space to the bin storage area, the agent has provided revised drawings (Sch02/005 Rev C) showing the new relocated bin storage area and created an increased open space amenity area (25 sq.m). Both the relocated bin storage area and the level of open space is considered acceptable. It should be noted that in policy terms, there is no requisite amenity standard space for this form of development.

13 (5) Noise Insulation

The applicant/agent confirms that the building will be constructed in accordance with the current Building Regulations Approved Documents Part A to N. In particular the windows will be of the double glazed composite type with tilt and turn mechanisms to aid internal window cleaning.

14 (6) Facility Management

The University of the Arts London has previously confirmed in writing that they will ensure that UNITE have a contractual obligation to provide a daytime staff presence (08:30 - 17:30) all year and on-site security guard at all times. Moreover, a compliment of CCTV cameras will also be employed for additional security reasons. This will ensure the smooth and structured behaviour of students and limit any noise that might be emitted during occupation of the building.

15 (7) Tenancy Agreement

The applicant has again agreed to restrict the occupancy of the building to students which will be enforced via a planning condition. This will be placed as a planning condition.

It is considered that all the above points/concerns expressed by members have been adequately addressed and it is recommended that planning permission is granted.

EQUAL OPPORTUNITY IMPLICATIONS

16 See Previous Report.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

17 See Previous Report.

LEAD OFFICER Séamus Lalor Interim Development and Building Control
Manager
REPORT AUTHOR David Williams [tel. 020 7525 5446]
CASE FILE TP/2229-H
Papers held at: Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]

PREVIOUS REPORT CONSIDERED ON 4th APRIL 2005

Item No.	Classification	Decision Level	Date
	OPEN	Camberwell Community Council	4/04/2005
From INTERIM DEVELOPMENT & and CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (05-AP-0069) Construction of a part 3, 4 and 5 storey block containing 19 x 6 bedroom and 1 x 7 bedroom cluster flats and 2 studio flats forming student accommodation, together with the provision of a refuse area and 44 cycle spaces.		Address Land at rear of Southwark College, Harris Street SE5 Ward Brunswick Park	

1. PURPOSE

1.1 To consider the above application which is for Community Council consideration because of the number of objections received.

2. RECOMMENDATION

2.1 Grant Planning Permission

3. BACKGROUND

- 3.1 The application site comprises an approximately rectangular area of land which currently forms the southern part of the curtilage of Southwark College. It is bounded by Harris Street to the west and south, by Havil Street in the east, and by land associated with the college along most of its northern boundary. Part of the northern boundary adjoins the rear of properties in Southampton Way.
- 3.2 The site is largely an area of tarmac having previously formed part of a playground used in association with the former use of the site as a school. The plot of land at rear of Southwark College, Harris Street (also known as 4 Havil Street) is occupied in association with the former use of the site as a school. The site is occupied by a two storey building which has been used as a caretaker's house. Adjoining land-uses are predominantly residential, and there are local shops and other service uses on Southampton Way just north of the site. The site lies within approximately 500 metres of the shopping, service and transport facilities at Camberwell Green, and is situated approximately 0.5 kilometre Camberwell College of Art.
- 3.3 Planning permission (LBS.Reg.No:03-AP-1243) was granted on 8th March 2005 and included a legal agreement for 26 affordable housing units to be provided and all the proposed accommodation on to be occupied by key workers. The proposal entailed the demolition of the existing building and construction of a part 3 and 5 storey block containing 20 x 1 bedroom and 6 x 2 bedroom flats with ancillary laundry and office and ground floor retail unit. Construction of a part 3, 4 and 5 storey block containing 21 x 6 bedroom residential cluster units.
- 3.4 This application is for construction of a part 3, 4 and 5 storey block containing 19 X 6 bedroom and 1 X 7 bedroom cluster flats and 2 studio flats forming student accommodation, together with the provision of a refuse area and 44 cycle spaces.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues

The main issues in this case are the principle of the development (including design and external appearance), standard of accommodation, impact on the appearance of the area, neighbour amenity and lack of off street car parking.

4.2 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy E.1.1: [Safety and Security in the Environment] - complies with the aims and objectives of this policy.

Policy E.2.1: [Layout and Building Line] - complies, the proposal will establish

appropriate building line, along Southampton Way, Harris Street and Havil Street.

Policy E.2.3: [Aesthetic Control] - complies, the revised drawings have been accepted as a high quality contemporary style of architecture similar to the previous planning permission granted.

Policy E.3.1: [Protection of Amenity] - complies, there will be an acceptable impact on neighbouring properties in terms of light and outlook.

Policy H.1.3: [New Housing] - complies.

Policy H.1.5: [Dwelling Mix of New Housing] - Does not comply.

Policy H1.8: [Standards for New Housing] - Does not comply, all the proposed room sizes in the proposed cluster flats do not fully meet UDP overall floorspace standards.

Policy H.3.5: [Houses in Multiple Occupation] - partially, complies.

Policy T.1.3: [Design of Development and Conformity with Council Standards and Controls] - Partly complies, no off street parking is provided but cycle storage has been replaced.

Southwark Supplementary Planning Guidance

Number 1: [Design and layout of Development] - complies in relation to height, scale and aesthetic control.

Number 5: [Standards, Controls & Guidelines for Residential Development] - The proposed room sizes, including kitchen areas in the proposed cluster flats do not fully comply with adopted minimum floor area standards.

The Southwark Plan [Revised Draft including Pre-inquiry and Final changes] February 2005

Policy 3.14: [Designing Out Crime]: complies.

Policy 3.13: [Urban Design]: complies.

Policy 3.11: [Quality in Design]: complies.

Policy 3.2: [Protection of Amenity]: complies.

Policy 4.3: [Mix of Dwellings]: Does not comply .

Policy 4.7 [Non Self-Contained Housing for Identified User Groups]: complies.

SPG. No: 16 Design: complies.

SPG. No. 29 Residential Design Standards: Does not comply.

4.3 Consultations

Site Notice: 01/02/2005

Press Notice: 03/02/2005

Consultees:

Conservation Officer.

Traffic Group/ Waste Management.

Public Protection

Housing Department

27 - 137 (odds) Southampton Way, SE5.

154 - 160 (evens) Southampton Way, SE5.

Southwark College, Camberwell Centre, SE5.

1 - 10 (consec) Beacon House, SE5.

1 - 19 (consec) Rill House, SE5.

- 1 - 24 (consec) Rumball House, SE5.
- 1 - 7 (consec) Stacey Path (Havil Street), SE5.
- 6- 16 (consec) Havil Street, SE5.
- 1 - 32 (consec) Coleby Path, SE5.
- 1 - 24 (consec) Ballow Close, SE5

Replies from:

Conservation Officer: The scale, height and massing of the scheme has been accepted under LBS Reg. No. 03-AP-1243. The revised design is a dumming down of the permitted scheme in that the fenestration pattern has been standardised throughout. The monotony of the revised design has been broken down by introducing horizontally orientated timber cladding to the lobby, kitchen/plant room and end bays. A shadow recess has also been introduced to the white render bays between first and third floor level to add visual interest and a break in the long expanse of rendered facade. The recess will measure 50mm and is suitable enough to achieve the required effect. The timber cladding to the end bays will be orientated vertically and gives these three/four storey bays vertical emphasis which competes with the horizontal emphasis of the main bays. This approach is accepted. The Architect has revised the scheme in accordance with concerns expressed at our meeting on 14th March 2005, with this in mind recommend that conditional permission is granted.

Planning Policy Section: The proposal for student accommodation would meet an identified housing need within the borough in accordance with policy 4.7 of the revised draft of The Southwark Plan (February 2005)

Traffic Group/ Waste Management: With regard to this application, I have concerns with a number of elements. The cycle storage facilities are insufficient in number, none are in, what would be classed, secure structures and most of the areas do not have roofing.

Public Protection/ Environmental Health: There has been complaints in respect of noise from student activities at different locations in the Borough, but this has been mainly due to games being played at unsocial hours in courtyards, and for returning students to the hostel after an evening out. The proposed development would be classified as a House in Multiple Occupation. Regarding our HMO standards, we require a minimum bedroom size of 10 square metres for a single room. The proposals appear to fall below this standard. We require kitchens to be 5.5 square metres + 1 metre square for every additional sharer. The kitchens meet this standard. We require 2 metre square per person of shared lounge/ common area. The kitchen may be accepted as living space and again appears to be sufficient in this case. We also require that a set of kitchen facilities can be shared by 6 or 7 individuals, we therefore require additional facilities such as a second sink, refrigerator and cooker in order to create a double kitchen. With regard to fire safety we would expect the requirements of the Building Control Officer to be followed.

The Camberwell Society: The Society objects to this proposal on the grounds of overdevelopment of the site, no amenity space, and elevations which are insufficiently well designed to make a building on this difficult site acceptable.

19 Rumball House: Objects on grounds of ; (1) Noise level created by student - loud music etc, (2) seems a large project in a limited area, (3) this project would create more traffic congestion and (4) noise created and dust created if this should go ahead. The proposed height of the building is also of concern.

23 Coleby Path, Eleminton Estate: Object on the grounds of noise, pollution, dust and outlook.

24 Coleby Path, Harris Street: Objects as there will no view and it will bring a sense of enclosure, noise, pollution and congestion.

25 Coleby Path, Harris Street: Object on grounds of no view, will feel claustrophobic, too much noise and too many cars.

13 Rumbal House, Harris Street: That land belongs to the college and should remain as college land and nothing else.

Letter of objection received but no address provided: How would you feel if you have a building opposite your window, I let you use your imagination. What's the point in having a comment when I believe the decision is already made.

22 Coleby Path: Do not want a building more than 3 storey high, because it will affect my privacy.

1 Rumball House, Harris Street: It will bring a new look to the area and more parking space.

5 PLANNING CONSIDERATIONS

The Principle of the Development.

- 5.1 The proposal involves the provision of student accommodation in the form of five residential blocks. The site is not designated for any particular use within the Council's UDP and/or the Southwark Plan. The principle of residential use has been established via the recommendation and the signing of the section 106 agreement made to the previous planning application for key worker accommodation (03-AP-1243). Furthermore, the proposal is compatible with both the predominance of residential uses surrounding the site and Government Guidance (PPG 3), the London Plan and the Council's adopted UDP and Southwark Plan. These all advocate that the housing needs of all the community should be recognised, including students.
- 5.2 The proposed development is sponsored by the University of Arts London which has a full-time student body of around 16,000 students. It is accepted that the proposed scheme would contribute to meeting the accommodation needs of students attending the London College of Communication and in particular, the Camberwell College of Arts both located within the borough of Southwark. The latter, Camberwell College of Arts, within walking distance of the site.
- 5.3 The agent has submitted a supporting letter (from the University of the Arts London) and summarised the contents to justify the demonstration of need for, and suitability of the proposed accommodation. They have also included evidence of another planning permission granted (03-AP-1398) on December 2002 for the redevelopment and construction of a mix use, 8 storey building, accommodating 50 self-contained flats for student accommodation at 114 Walworth Road . This particular application was not made by an academic institution, but the agent's current client (UNITE), an established market leader in the UK providing student accommodation provision and management.
- 5.4 Finally, the agent has referred to an appeal which was upheld at a Public

Inquiry for the erection of a 4 storey building providing 66 studio flats and 12 cluster flats for single person/ student accommodation (Ref. 01002218) at 72 Grove Vale, East Dulwich. The crux of the referral being underpinned by the Inspector's conclusion that "the standards normally applicable to self-contained residential accommodation for permanent occupation cannot be reasonably be applied to a hostel of this type".

- 5.5 It is considered that the need for additional student accommodation has been demonstrated by the agent/applicant. The proposal addresses the specific need of students to be housed in cluster flats on a temporary basis by making efficient use of land, promotion of sustainable residential environments development and providing a development that is linked to easy access to public transport. This application is therefore, considered a straight forward swap between the type of users for occupancy of the proposal i.e. 100% key workers to 100% student accommodation.
- 5.6 The scale, height and massing of the proposed scheme is similar to the previous planning application recommended for planning permission. Apart from the fact, that the current application does not include the easternmost section of the site's southern boundary which adjoins a footpath and a block of lock-up garages. This section of land was part of the previous application where all the proposed 1 & 2 bedroom flats were all to be located. This current application relates only to the rectangular piece of land where all the cluster flats were originally granted planning permission. The main changes to this current scheme involve the detailed design, which has been revised to address earlier design concerns. It is considered that this proposal is now similar to the previous application aesthetically and is acceptable.

Standard of Accommodation and Future Occupiers

- 5.7 The proposed building will provide 19 X 6 bedroom and 1 X 7 bedroom non-self contained accommodation in the form of 20 cluster flats. The cluster flats have a similar layout to the previous planning permission granted for key worker accommodation with each flat providing six en-suite single rooms together with kitchen facilities and a communal lounge/lobby area. The applicant has also included 2 studio flats at ground floor level. The proposed rooms sizes are identical to the rooms sizes as per the previous planning application granted planning permission. In addition, the two proposed "accessible "studio flats measure 24 square metres each.
- 5.8 The Council's UDP does not have adopted residential standards for non-self contained accommodation, however, the size of the bedrooms does not comply with Council's guidelines for houses in Multiple Occupation (HMOs). A minimum of not less than 10 square metres is required for each individual bedroom, although the applicant has claimed that each individual bedroom measures 10.11 square metres. Whilst this does not concur with the Council's measurement, it would be unreasonable to refuse planning permission based on the fact, that the room sizes were considered acceptable previously.
- 5.9 Furthermore, a recent appeal decision at 72 Grove Vale, SE22, which included

a similar type of 'cluster flat' accommodation was allowed. The poor standard of the cluster flats had been one of the reasons for refusal. However, the Inspector considered that there was a place for this form of housing and the restricted size of the units did not make it unacceptable. In this instance the bedroom sizes are similar to those previously granted (03-AP-2134) and allowed at 72 Grove Vale, however, the communal kitchen/common room is approximately 30% larger at 24 square metres. Bearing this in mind, it is considered that the cluster flats proposed here provide a satisfactory form of accommodation, albeit that they have certain limitations.

Impact on the appearance of the area, neighbour amenity and lack of off street parking.

- 5.10 The proposed buildings (part 3, 4 and 5 storey high) have been divided into 5 blocks with a total of 123 bedrooms and been designed and sited to minimise impact and will not affect neighbouring properties in terms of light, overlooking and outlook. It should be noted that this application has been reduced in size from the previous scheme granted planning permission. The new proposed site boundary consists of the linear element of the original site stretching along Harris Street. The corner section of the original site at Southampton Way and Havil Street is now outside the new site boundary. The proposed building massing is essentially the same as the building massing of the original application. In addition, the applicant has provided revised drawings, in response to earlier concerns regarding detailed design issues and this is considered acceptable.
- 5.11 The form and scale of the proposed buildings pay full regard to the orientation, position and height of adjoining development in Harris Street, Havil Street and Southampton Way. There are numerous examples of three, four and five storey residential blocks in close proximity to the site, and the proposed buildings will be located so as to respect and enhance the visual and residential amenity needs of the site's immediate surroundings. The proposal will retain a number of existing trees currently on the site and will involve the provision of an attractive contemporary building in an area of mixed character.
- 5.12 The contemporary design solution using modern materials will certainly enhance what is a bleak and institutional setting and add vitality to the street scene. There has been a number of objections received to the proposal, mainly from residents of both Colbey Path (block of flats located north-west of the site) and Rumball House (directly facing the southern section of the site) on amenity and design/height grounds. It is considered that the proposal will not detrimentally affect the amenity of adjoining neighbours as residents located in these blocks are not in close proximity to the site (22 and 14 metres away respectively). The lack of car parking provision, has been replaced by cycle parking/storage provision and this is considered acceptable both in terms of Government Guidance, the London Plan and Local and Emerging planning policies.
- 5.13 As the proposed occupiers of the accommodation will be students, it is considered that the development should be exempt from meeting policy H.1.4

or the SPG on affordable housing. Overall, it is recommended that planning permission is granted.

6. EQUAL OPPORTUNITY IMPLICATIONS

- 6.1 No lift has been provided to provide access to all units of accommodation for wheelchair users or the disabled; the accommodation will be for students who often find it difficult to access and afford market-cost housing/rental levels.

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 7.1 The proposal responds to the housing, regeneration and sustainability objectives enshrined within local statutory and emerging planning policies, and within national planning guidance.

LEAD OFFICER	Séamus Lalor	Interim Development and Building Control Manager
REPORT AUTHOR	David Williams	[tel. 020 7525 5446]
CASE FILE	TP/2229-H	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	

COUNCIL: CAMBERWELL COMMUNITY COUNCIL

NOTE: Original held by Constitutional Support Unit; amendments to Ben Scanlon (Tel: 020 7525 7514)

<u>OPEN</u>	<u>COPIES</u>	<u>OPEN</u>	<u>COPIES</u>
To all Members of the Community Council:			
Councillor Veronica Ward <i>Chair</i>	1	<u>NEIGHBOURHOOD HOUSING OFFICES</u>	
Councillor Vicky Naish <i>Vice Chair</i>	1	Camberwell Area Housing Office	2
Councillor Dora Dixon-Fyle	1		
Councillor John Friary	1		
Councillor Peter John	1		
Councillor Dermot McInerney	1	TOTAL DISTRIBUTION	60
Councillor Alison Moise	1		
Councillor Tony Ritchie	1	Dated: 10 June 2005	
Councillor Ian Wingfield	1		
Libraries	6		
Local Studies Library	1		
Press:			
Southwark News	1		
Evening Standard	1		
South London Press	1		
<u>MEMBERS OF PARLIAMENT</u>			
Harriet Harman, M.P.	1		
Tessa Jowell, M.P.	1		
Constitutional Support Officer	26		
<u>EXTERNAL</u>			
Geoffrey Banister, Audit Manager Audit Commission 222A Camberwell Road London SE5 OED	1		
Pat Tulloch, S.A.V.O. Cambridge House 64 Camberwell Road London SE5 0EN	1		
Chief Superintendent Ian Thomas Borough Commander Southwark Police Station 323 Borough High Street London SE1 1JL	1		
<u>TRADE UNIONS</u>			
John Mulrenan, UNISON Southwark Branch	1		
Roy Fielding, GMB/APEX	1		
Alan Milne TGWU/ACTS	1		
Tony O'Brien, UCATT	1		