

41 Browning Street



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Claire Cook
 Scale 1/1250
 Date 12/7/2007

Southwark
 Council

ITEM NO.	Classification	Decision Level	Date
1	OPEN	WALWORTH COMMUNITY COUNCIL	23.7.2007
From INTERIM HEAD OF DEVELOPMENT AND BUILDING CONTROL		Title of Report DEVELOPMENT CONTROL	
Proposal (07-AP-0446) The erection of a two storey extension at the side of the existing rear addition fronting onto Turquand Street and the installation of a dormer window in the rear roof slope and the installation of rooflights and solar panels on the front rear slope together with the conversion of the property into 2, two bedroom flats and a two bedroom maisonette together with a new entrance on Turquand Street and provision of refuse and cycle storage areas.		Address 41 BROWNING STREET, LONDON, SE17 1LU Ward East Walworth	

PURPOSE

- 1 The application has been referred to the Community Council for consideration due to the number of objections received.

RECOMMENDATION

- 2 Grant Permission subject to conditions

BACKGROUND

Site location and description

- 3 The application site is an end of terrace, three storey single family dwelling located on a prominent corner location of Browning Street and Turquand Street. The application property has a small front yard and a rear yard. The footprint of the rear yard is occupied for the most part by a single storey lean-to shed. This leaves a negligible amount of useable amenity space to the rear yard.
- 4 The area is predominantly residential in nature and is not located within a conservation area, neither is it listed or within the vicinity of listed buildings. In terms of policies in the emerging Southwark Plan (March 2007) version, the site is located within the Central Activities Zone.

Details of proposal

- 5 The proposal is to convert the existing single family dwelling into 2, two bedroom flats and a two bedroom maisonette. Alongside this, the proposal also includes the installation of two rear dormer windows and a ground and first floor extension to the rear addition. The extension would infill the side of the rear addition and would extend the rear addition to the back of the footpath. The proposed material for the extension would be sustainable timber cladding which would be treated and would be dark brown in colour. Samples of the timber are to be conditioned. The extension would have one large window (1.2m in width x 1.9m in length) overlooking Turquand Street.

The existing lean-to would be removed in order to make a rear garden, for use by the occupants of the ground floor flat.

- 6 The dormer windows would measure 1.4m in width and 1.9m in height. They would project 3m from the roof slope and would be clad in lead with timber windows. The original submission included one large dormer window, this was revised to two smaller dormer windows on design grounds. Refuse and cycle parking are to be provided as part of the proposal. Details of the boundary treatment on Turquand Street is to be conditioned but a gate is proposed to provide a defensible area for the entrance to the ground floor flat.

Planning history

- 7 05-AP-0567: Planning permission was granted on 20/05/05 for the conversion of the property into two self contained flats (one two bedroom and one three bedroom flats.)
04-AP-2152: An application was withdrawn for the conversion of the house into 1 x 2 bedroom flat and 3 x studio flats.

Planning history of adjoining sites

- 8 None relevant to this proposal but many of the houses in the area have been converted into flats.

FACTORS FOR CONSIDERATION

Main Issues

- 9 The main issues in this case are:
 - a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] The acceptability of the proposal in terms of its impact upon the neighbouring amenity, and the amenity of the future occupants.
 - c] The acceptability of the proposal in terms of its aesthetic impact upon the existing building and the surrounding streetscene.

Planning Policy

- 10 At its meeting on 28th March 2007 the Council resolved to adopt the emerging Southwark Unitary Development Plan [Modifications version March 2007] subject to consultation on revised wording in respect of policies 4.1, 4.2 and 4.4 prior to formal adoption in June 2007. Whilst the 1995 Unitary Development Plan remains the statutory development plan until such time as the emerging plan is formally adopted, the Council will give predominant weight to the 2007 plan policies in determining pending applications unless material considerations indicate otherwise.

Southwark Plan 2007 [March 2007 Version]

- 3.11 Efficient Use of Land
- 3.2 Protection of Amenity
- 3.12 Quality in Design
- 3.13 Urban Design
- 4.2 Quality of Residential Accommodation
- 4.3 Mix of Dwellings
- 5.2 Transport Impacts

Southwark Unitary Development Plan 1995 [UDP]

E.2.3 Aesthetic Control

E.3.1 Protection of Amenity

H.1.5 Dwelling Mix for New Housing

H.1.8 Standards for New Housing

T.1.2 Location of Development in relation to the Transport Network

Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]

Supplementary Planning Guidance: Residential Design Guidelines 1997.

Consultations

Site Notice: 17/04/07

Press Notice: N/A

Internal Consultees

Traffic Group

Waste management

Statutory and non-statutory consultees

None

Neighbour consultees

A number of nearby neighbours were consulted. A list of these is attached as an appendix.

Consultation replies

Internal Consultees

Traffic Group

Waste Management

Statutory and non-statutory consultees

None

Neighbour consultees

43b Browning Street: Objection on the following grounds:

- Concerns about noise and disturbance during construction,
- The development should incorporate sustainability measures such as PV panels on the roof, replace all windows with timber framed sash windows, install a rainwater harvest system for toilet flushing.
- Supports the use of FSC timber, however consider that specifications should be made for other materials, such as the recycled content by the value of the materials.
- Less than 1% Construction and demolition waste should end up on landfills.
- the installation of the rear dormer may set a precedent for others on the street.

43a Browning Street: Objection on the following grounds:

- Concerns about noise and disturbance during construction,

(No Address)

Objection on the grounds that;

- Burden on parking provision in the area.

(No Address)

Objection on the grounds that;

- The extension would block out light.
- Parking pressures will increase.
- Noise levels during construction

(General Objection from Turquand Street Residents)

- The proposal looks ugly and does not fit in with the surrounding houses.
- Parking pressures will increase.
- Construction will be noisy and dirty and would affect the whole street.
- The property will affect house / flats alongside it.
- Increased activity on the street would cause noise and nuisance to this quiet street.

53 Browning Street:

The proposal would have a detrimental impact upon the surrounding residential area.

Re-consultation

N/A

PLANNING CONSIDERATIONS

Principle of development

- 11 The principle of conversion is acceptable as the floor space of the original dwelling house is 148 square metres. This exceeds the stipulated 130 square metres minimum floorspace required for conversions in Policy 4.3 'Mix of Dwellings' of the emerging Southwark Plan.

Environmental impact assessment

- 12 Not required due to the size of the proposal.

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

Dwelling mix

- 13 The mix of dwellings proposed, 3, two bedroom units is acceptable. The ground floor unit will have access to private amenity space. The proposal complies with policy 4.3 'Mix of Dwellings' of the emerging Southwark Plan.

Daylight and Sunlight

- 14 There has been an objection to the proposal on the grounds that it would block out light, however, no address was appended to this objection. It is considered that as the proposed two storey extension is attached to an existing two storey rear addition and faces onto the highway that it would not have any additional impact on adjoining properties than the existing two storey addition.
- 15 The dormer windows, situated in the roof slope, would not block sunlight or daylight from the surrounding properties.

Room sizes and amenity for future occupiers

- 16 The room sizes proposed for the conversion comply with the standards given in the Residential Design Guidelines. As such, the development complies with policy 3.2 'Protection of Amenity', in respect to the amenities of future occupiers. Cycle and refuse storage are also to be provided in line with Council policies.

Noise and disturbance during construction

- 17 While this issue is not a material planning matter it can be controlled by the Council's Environmental Health department. An informative is recommended to remind the applicant of the need to comply with the Council's Code of Practice for Construction Sites.

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

- 18 The area is predominantly residential and therefore there would be no likely impact on the future occupiers of the proposal.

Traffic issues

- 19 The site is located within a Controlled Parking Zone and the Transport group have undertaken a site visit to assess the impact of the proposal on the on-street parking provision in the area. The proposal will provide an additional two units and it is considered there is not a need for a Section 106 obligation to change the Traffic Management Order to prevent future residents from obtaining parking permits as there is sufficient on street parking provision still available in the area. It is considered that the proposal complies with policy 5.2 'Transport Impacts' of the emerging Southwark Plan 2007.

- 20 In terms of cycle storage, the ground floor flat has a separate access from Turquand Street. This porch area has space for the storage of one bicycle, one 240L wheelie bin and one recycling box. The upper two flats have space in the front yard for the storage of 2 x 240L wheelie bins, stackable recycling boxes, and two secured Sheffield bike stands. This is considered adequate provision for the proposal, however, further details of how the cycle stands will be secured are required and subject to a condition.

Design issues

- 21 Objectors have raised concerns about the appearance of the extension. Although very modern in appearance the design of the two storey extension is considered to be a good quality contemporary design. Although the extension does not mimic the Victorian character of the area it is considered acceptable in terms of the proposed material, timber cladding, and the good detailing of the extension. The size and scale of the extension is considered acceptable and will not impact on the amenity of the neighbouring properties.
- 22 It is considered pertinent to impose a condition requiring the submission of samples of the untreated timber proposed to the extension, in order to ensure the suitability and quality of the material.
- 23 In respect to the dormer windows, the application property is in a prominent corner location and as such it is important that the dormer windows remain subordinate to the roof. The originally submitted scheme proposed a large full height dormer which was positioned off centre in the roof slope and closer to the party wall, this was considered unacceptable and now two smaller dormer windows are proposed. The dormer windows are now considered to be subordinate and in keeping with the local streetscene. They will be clad in lead and will have timber framed windows.
- 24 An existing extension which is of a poor appearance will be removed and will enable a garden area to be provided for the ground floor flat. It is considered that this would improve the appearance of the current building and the area generally.

- 25 It is considered that the proposal is in accordance with policy 3.12 'Quality in Design' of the emerging Southwark Plan, which states "New buildings and alterations to existing buildings should embody a creative and high quality, appropriate design solution, specific to their site's shape, size, location and development opportunities."

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

- 26 The application property is not situated within a conservation area nor is it near listed buildings

Planning obligations [S.106 undertaking or agreement]

- 27 None required for this scale of development.

Conclusion

- 28 The proposal is considered acceptable subject to the recommended conditions and informative's.

COMMUNITY IMPACT STATEMENT

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

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

b] The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as the possible impact upon car parking and increased activity in the area.

c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are the fact that the development would only result in two additional units in the area, which can accommodate medium-sized households.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 30 An objection was raised by a resident that the proposal was not sustainable. The proposal will use sustainable timber cladding and a solar panel is proposed. Recycling provision is also to be provided. It is considered that due to the small scale of the proposal it is considered that this provision is acceptable.

LEAD OFFICER	David Stewart	Interim Head of Development and Building Control
REPORT AUTHOR	Susannah Pettit	Planning Officer Development Control [tel. 020 7525 5405]
CASE FILE	TP/1080-41	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

Appendix

16/04/2007, 33-39A MORECAMBE STREET LONDON SOUTHWARK SE17 1DX
16/04/2007, GROUND FLOOR FLAT 12 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 5 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 6 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 10 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 29 BROWNING STREET LONDON SOUTHWARK SE17 1LN
16/04/2007, 31 BROWNING STREET LONDON SOUTHWARK SE17 1LN
16/04/2007, 33 BROWNING STREET LONDON SOUTHWARK SE17 1LN
16/04/2007, 35A BROWNING STREET LONDON SOUTHWARK SE17 1LN
16/04/2007, 37 BROWNING STREET LONDON SOUTHWARK SE17 1LN
16/04/2007, 39 BROWNING STREET LONDON SOUTHWARK SE17 1LN
16/04/2007, 1A TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 12 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 2A TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 4A TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 47 BROWNING STREET LONDON SOUTHWARK SE17 1LU
16/04/2007, 51 BROWNING STREET LONDON SOUTHWARK SE17 1LU
16/04/2007, 53A BROWNING STREET LONDON SOUTHWARK SE17 1LU
16/04/2007, 10 COTHAM STREET LONDON SOUTHWARK SE17 1LX
16/04/2007, 6A COTHAM STREET LONDON SOUTHWARK SE17 1LX
16/04/2007, 27A BROWNING STREET LONDON SOUTHWARK SE17 1LN
16/04/2007, 41A BROWNING STREET LONDON SOUTHWARK SE17 1LU
16/04/2007, 43 BROWNING STREET LONDON SOUTHWARK SE17 1LU
16/04/2007, 45A BROWNING STREET LONDON SOUTHWARK SE17 1LU
16/04/2007, 49A BROWNING STREET LONDON SOUTHWARK SE17 1LU
16/04/2007, 8A COTHAM STREET LONDON SOUTHWARK SE17 1LX
16/04/2007, 8B COTHAM STREET LONDON SOUTHWARK SE17 1LX
16/04/2007, 49B BROWNING STREET LONDON SOUTHWARK SE17 1LU
16/04/2007, 27B BROWNING STREET LONDON SOUTHWARK SE17 1LN
16/04/2007, 29B BROWNING STREET LONDON SOUTHWARK SE17 1LN
16/04/2007, 45B BROWNING STREET LONDON SOUTHWARK SE17 1LU
16/04/2007, FLAT 1 BEN EZRA COURT ASOLANDO DRIVE LONDON SE17 1EH
16/04/2007, FLAT 2 BEN EZRA COURT ASOLANDO DRIVE LONDON SE17 1EH
16/04/2007, FLAT 3 BEN EZRA COURT ASOLANDO DRIVE LONDON SE17 1EH
16/04/2007, FLAT 4 BEN EZRA COURT ASOLANDO DRIVE LONDON SE17 1EH
16/04/2007, FLAT 5 BEN EZRA COURT ASOLANDO DRIVE LONDON SE17 1EH
16/04/2007, FLAT 6 BEN EZRA COURT ASOLANDO DRIVE LONDON SE17 1EH
16/04/2007, FLAT 7 BEN EZRA COURT ASOLANDO DRIVE LONDON SE17 1EH
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16/04/2007, 35B BROWNING STREET LONDON SOUTHWARK SE17 1LN
16/04/2007, 4B TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 1B TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 53B BROWNING STREET LONDON SOUTHWARK SE17 1LU
16/04/2007, 6B COTHAM STREET LONDON SOUTHWARK SE17 1LX
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16/04/2007, 1 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 2 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 3 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 4 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 7 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 8 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, 9 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, BEN EZRA COURT ASOLANDO DRIVE LONDON SOUTHWARK SE17 1EH
16/04/2007, FLAT A 55 BROWNING STREET LONDON SOUTHWARK SE17 1LU
16/04/2007, FLAT B 55 BROWNING STREET LONDON SOUTHWARK SE17 1LU
16/04/2007, FIRST FLOOR AND SECOND FLOOR FLAT 4 TURQUA
16/04/2007, FIRST FLOOR AND SECOND FLOOR FLAT 12 TURQU
16/04/2007, FIRST FLOOR AND SECOND FLOOR FLAT 10 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, FIRST FLOOR AND SECOND FLOOR FLAT 6 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, FIRST FLOOR AND SECOND FLOOR FLAT 5 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, FIRST FLOOR AND SECOND FLOOR FLAT 2 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, FIRST FLOOR FLAT 1 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, GROUND FLOOR FLAT 9 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, GROUND FLOOR FLAT 8 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
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16/04/2007, GROUND FLOOR FLAT 7 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, GROUND FLOOR FLAT 4 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, GROUND FLOOR FLAT 2 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
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16/04/2007, FIRST FLOOR AND SECOND FLOOR FLAT 9 TURQUAND STREET LONDON SOUTHWARK SE17 1LT
16/04/2007, FIRST FLOOR AND SECOND FLOOR FLAT 3 TURQUAND STREET LONDON SOUTHWARK SE17 1LT

RECOMMENDATION LDD MONITORING FORM REQUIRED

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

Applicant Mr M Phillips
Application Type Full Planning Permission
Recommendation Grant

Reg. Number 07-AP-0446

Case Number TP/1080-41

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

The erection of a two storey extension at the side of the existing rear addition fronting onto Turquand Street, installation of two dormer windows in the rear roof slope and the installation of rooflights and solar panels on the front rear slope together with the conversion of the property into 2, two bedroom flats and a two bedroom maisonette together with a new entrance on Turquand Street and provision of refuse and cycle storage areas.

At: 41 BROWNING STREET, LONDON, SE17 1LU

In accordance with application received on 21/02/2007

and Applicant's Drawing Nos. 076-EX-02, 03, 04 & 05

076-P-01, 02 revC, 03 revC, 04 revC, 05 revC, 06 revC, 076-P-07

Subject to the following conditions:

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

Reason

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

- 2 Samples of the untreated timber 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 untreated timber in the interest of the appearance of the building in accordance with Policy 3.12 'Quality in Design' of the emerging Southwark Plan 2007.

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

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with policy 5.2 'Transport Impacts' of the emerging Southwark Plan [March 2007].

Reasons for granting planning permission.

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

- a] Policies 3.11 Efficient Use of Land, 3.2 Protection of Amenity, 3.12 Quality in Design, 3.13 Urban Design, 4.2 Quality of Residential Accommodation, 5.2 Transport Impacts; of the emerging Southwark Unitary Development Plan [March 2007].

b] Policies E.2.3 Aesthetic Control, E.3.1 Protection of Amenity, H.1.5 Dwelling Mix for New Housing, H.1.8 Standards for New Housing, T.1.2 Location of Development in relation to the Transport Network; of The Southwark Unitary Development Plan 1995

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Informatives

- 1 The developer should consult the Environment & Leisure Department to agree how the Council's Code of Construction Practice will be applied to the proposed development. Please contact the Pollution section, Chaplin Centre, Thurlow Street, SE17 (tel: 020 7525 5000).
- 2 All samples submitted must be clearly labelled with the LBS Reference Number of the original application and the address of the application site.
- 3 The details and/or samples required by the Condition(s) above must be accompanied by a letter stating:
 1. the LBS Reference Number which appears at the top of this decision notice;
 2. the full address of the application site;
 3. which condition(s) you seek to discharge; and
 4. a list of all drawing numbers/ sample name and manufacturer, together with the condition(s) they relate to.

Please note that the approval of details are subject to the same eight week timeframe as a full planning permission.