
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	The Salvation Army	Reg. Number	03-AP-2385
Application Type	Outline Planning Permission		
Recommendation	Grant subject to Legal Agreement	Case Number	TP/361-122

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Outline application for residential development (all matters reserved).

At: 122-124 Spa Road SE16

In accordance with application received on 18/12/2003

and Applicant's Drawing Nos. JLE 0092.01 and illustrative drawings JLE0092 (see informative 2 below) 025, 026, 027

Subject to the following conditions:

- 1 Application for the approval of siting, design, landscaping external appearance and means of access which were Reserved Matters in this application, shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be begun
EITHER: before the end of five years from the date of this permission;
OR: before the end of two years from the date of the approval of the last of the reserved matters, whichever is the later, and thereafter the development shall not be carried out otherwise than in accordance with this permission and any such approvals given.

Reason

As required by Section 92 of the Town and Country Planning Act 1990.

- 2 Samples of the facing and roofing materials 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 the development in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 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 Details of the car parking layout providing space for the residential units, and including details of any associated manoeuvring area(s), shall be submitted to and approved by the Local Planning Authority before the development is begun and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order that the Council may be satisfied with the car parking arrangement in line with the Council's parking requirement.

- 5 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

In order that the Council may be satisfied with the external appearance of the development and in the interest of visual amenity.

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

Reason

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied.

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

Reason

To ensure that archaeological remains are not disturbed or damaged by foundations and other groundworks but are, where appropriate, preserved in situ.

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

Reason

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

- 10 Details of the means of enclosure for all site boundaries shall be submitted to and approved by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason

In order that the Council may be satisfied with the external appearance of the development and in the interest of safety and security for future occupiers of the development.

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

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

- a) Policies B.1.1(Protection of Employment Areas and Sites), H.1.3 (New Housing), H.1.4 (Affordable Housing), H.1.5 (Dwelling Mix of New Housing), H.1.8 (New Housing Standards), E.3.1 (Protection of Amenity), E.3.5 (Vacant Sites and Buildings) and E.5.1 (Sites of Archaeological Importance) of the Southwark Unitary Development Plan 1995.

- b] Policies 3.2 (Protection of Amenity), 3.10 (Efficient Use of Land), 3.11 (Quality in Design), 3.12 (Design Statements), 3.1.3 (Urban Design), 3.19 (Archaeology), 4.2 (Residential Design Standards), 4.3 (Mix of Dwellings) and 4.4 (Affordable Housing) of the draft Southwark Plan as placed on deposit April 2004.

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 This permission is subject to a section 106 planning obligation under the Town & Country Planning Act 1990.
- 2 You are advised that illustrative drawings JLE 0092.025, 026 and 027 do not form part of the permission and are not to be relied upon as evidence that the Local Planning Authority has agreed to any specific form of design, layout or style of development other than the use of the site for residential purposes.