
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 Metropolitan Police Services
Application Type Full Planning Permission
Recommendation Grant

Reg. Number 03-AP-1573

Case Number TP/2154-113

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of two storey office building and single storey garage with workshop with associated hardstanding, parking, landscaping, boundary wall and security hut.

At: 113 Grove Park, SE5.

In accordance with application received on 08/08/2003
and revisions/amendments received on 27/11/2003
02/02/2004

and Applicant's Drawing Nos. TP001B, TP002A, TP003C, TP004A, TP005B, TP006 RevO, TP007 RevO, TP0080 RevO and 1:1250 site plan.

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 No building or part of a building shown as part of this application to be demolished shall be retained and all such buildings on site shall be demolished and the site thereof developed in accordance with this permission within 3 months of the substantial completion of this development.

Reason

To protect the visual amenity of the site and surrounding area in accordance with policies E.3.1 'Protection of Amenity' and E.4.3 'Proposals Affecting Conservation Areas' of the Southwark Unitary Development Plan (1995) and Policy 3.16 'Development in Conservation Areas' and Policy 3.2 'Protection of Amenity' in the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan 1995 and Policies 3.11 'Quality in Design' and 3.14 'Urban Design' of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 4 Samples of the facing materials (panel mounted), including a manufacturers specification relating to the aluminum infill panels and roof covering, shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the works shall not be carried out otherwise than in accordance with any such approval.

Reason

To ensure that the facing materials are sympathetic to and in keeping with the character and appearance of the building and this part of the Camberwell Grove Conservation Area. This is in accordance with Policy E.2.3 'Aesthetic Control' and Policy E.4.3 'Proposals Affecting Conservation Areas' of the Southwark Unitary Development Plan (July 1995) and Policy 3.16 'Development in Conservation Areas' and Policy 3.11 'Quality in Design' of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 5 The use hereby permitted shall not be commenced before details of the arrangements for the storing of 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 and users of the premises. 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.

- 6 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 and Policy 5.3 'Walking and Cycling' in the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 7 Detailed drawings of a landscaping scheme, 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 in accordance with Policy E.3.1 'Protection of Amenity and Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan 1995.

- 8 Details of the means by which the existing trees on the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted (2 copies) to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

To ensure that protection of trees during building works in the interest of the visual amenity of the site and in accordance with policies E.3.1 'Protection of Amenity' and E.4.3 'Proposals Affecting Conservation Areas' of the Southwark Unitary Development Plan (1995) and Policy 3.16 'Development in Conservation Areas' and Policy 3.2 'Protection of Amenity' in the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 9 Details, including details of a trial hole(s) or trench(es) to check for the position of tree roots, of the foundation works to be used in the construction of this development showing how the roots of the tree(s) will be protected shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out.

Reason

To ensure that the foundations do not adversely affect the future survival of trees to be retained in the interest of the visual amenity of the area in accordance with policies E.3.1 'Protection of Amenity' and E.4.3 'Proposals Affecting Conservation Areas' of the Southwark Unitary Development Plan (1995) and Policy 3.16 'Development in Conservation Areas' and Policy 3.2 'Protection of Amenity' in the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 10 Details of the means of enclosure for all site boundaries, including full details of existing means of enclosure of the site, any boundary wall or fence to be demolished, altered or otherwise replaced and all proposed new boundary walls or fences to be provided, 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 and the dwellings 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 as to the finished boundary treatment in the interest of the amenity and safety and security of the occupiers of the development and adjoining residents in accordance with Policy

E.3.1 'Protection of Amenity' and E.1.1 'Safety and Security in the Environment' of the Southwark Unitary Development Plan 1995 and Policy 3.2 'Protection of Amenity' of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 11 Details of any external lighting [including design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Policies E.1.1 'Safety and Security in the Environment' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan and Policy 3.2 'Protection of Amenity' in the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 12 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no additional plant etc. is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan and Policy 3.13 'Urban Design' and Policy 3.2 'Protection of Amenity' in the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

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', E.3.1 'Protection of Amenity' & E.4.3 'Proposals Affecting Conservation Areas] of the Southwark Unitary Development Plan 1995
- b] Policies [3.14 'Quality in Design', 3.15 'Urban Design' & 3.16 'Development in Conservation Areas'] of the Southwark Plan [Revised Deposit Unitary Development Plan] March 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.