
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 Laing Homes Ltd
Application Type Full Planning Permission
Recommendation Grant

Reg. Number 04-AP-0157

Case Number TP/748-A

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing buildings and erection of 117 dwellings (26 houses & 91 flats) in a mixture of 1, 2 & 3 bedroom units at 3 and 4 storeys in height with 127 parking spaces, plus associated access roads, footpaths and electricity substation

At: Peckham Area 8A, Chandler Way SE15

In accordance with application received on 30/01/2004

and Applicant's Drawing Nos. A2805/2.1/15 Rev D, A2805/2.1/16 Rev E, A2805/2.1/17 Rev B, A2805/2.1/18 Rev B, A2805/2.1/19 Rev B, A2805/2.1/20 Rev C, A2805/2.1/21 Rev B, A2805/2.1/24A

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 Details of the brick, window and roofing materials (2 copies) 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 of the bricks windows and roof in the interest of the appearance of the buildings in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan and Policy 3.13 Urban Design of the Southwark Plan Revised Deposit UDP March 2004.

- 3 No meter boxes, flues (including balanced flues), vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation[s] of the building[s] without the prior written approval of the Local Planning Authority.

Reason

In order that the Local Planning Authority may be satisfied as to the details of of the bricks windows and roof in the interest of the appearance of the buildings in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan and Policy 3.13 Urban Design of the Southwark Plan Revised Deposit UDP March 2004.

- 4 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby 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 and Policy 3.2 Protection of Amenity of the Southwark Plan Revised Deposit March 2004.

- 5 The whole of the car parking shown on the drawings hereby approved, or approved subsequently in accordance with any condition of this permission, shall be made available, and retained for the purposes of car parking for vehicles of the occupiers of the residential properties and/or their visitors and no trade or business shall be carried on therefrom.

Reason

To protect the amenity of the residential properties

- 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 Details in elevation and plan (x 2 copies) of the proposed electrical sub-station shall be submitted to and approved by the Local Planning Authority prior to the commencement of the relevant part of the work on site. The details of the sub-station shall be implemented in accordance with the approved scheme.

Reason

To ensure that the proposed sub-station is satisfactory in terms of external appearance and impact on the square in accordance with Policy E.2.3 'aesthetic control' of the Adopted UDP and Policy 3.13 'urban design' of the Southwark Plan [Revised Deposit].

- 8 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 Local Planning Authority may be satisfied as to the details of of the boundary treatment in the interest of the appearance of the buildings and the area generally in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan and Policy 3.13 Urban Design of the Southwark Plan Revised Deposit UDP March 2004.

Reasons for granting planning permission.

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

- a] Policies E.1.1, E.2.1, E.2.3, E.2.5, E.3.1, H.1.3, H.1.4, H.1.5, H.1.7 and T.6.2 of the Southwark Unitary Development Plan 1995
- b] Policies 3.2, 3.10, 3.11, 3.13, 3.15, 4.1, 4.2, 4.3, 4.4, 4.5 and 5.6 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.

Informative

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).