
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	Reg. Number	04-AP-0159
Application Type	Full Planning Permission	Case Number	TP/748-A
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Laying out and use of land as open space to provide a 'London Square' including provision of hard and soft landscaping paths, boundary railings and a focal feature.

At: Peckham Area 8A, Chandler Way & Calypso Crescent SE15

In accordance with application received on 30/01/2004

and Applicant's Drawing Nos. 990-001C

6 x 1 site plans

2 x 1 photos

2 x 1 A2805/2.1/25 A

Email from Jonathan Leeson dated 29/6/04

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 hard and soft landscaping including the boundary treatment shall be carried out strictly in accordance with drawing no. 990-001C hereby approved within the first appropriate planting season following completion of Blocks A, B and C as indicated on plan A2805/2.1/25 REV A.

Reason

To ensure that the work is carried out and is available for the benefit of occupants closest to the square in accordance with Policy E.3.2 'protection of amenity' of the Adopted UDP and 3.2 'protection of amenity' of the Southwark Plan revised deposit.

- 3 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 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

The landscaping provides an important amenity for the proposed new housing, as such it should be in a condition for residents to enjoy when they begin occupation of the units in accordance with Policy E.3.2 'protection of amenity' of the Adopted UDP and 3.2 'protection of amenity' of the Southwark Plan revised draft deposit.

- 4 Details of a scheme of external lighting within the square should be submitted and approved prior to the commencement of work on site. The details as approved shall be implemented as part of the overall landscaping scheme.

Reason

In order to ensure provide a high standard of landscape and townscape design compatible with safety and security in accordance with Policy E.2.5 of the Adopted UDP and Policy 3.14 of the Southwark Plan Revised Draft Deposit.

- 5 Details in elevation and plan (x 2 copies) of the proposed focal feature 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 focal feature shall be implemented in accordance with the approved scheme.

Reason

To ensure that the proposed focal feature 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].

Reasons for granting planning permission.

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

- a] Policies E.2.4, E.3.2 and E.2.5 of the Southwark Unitary Development Plan 1995
- b] Policies 3.10, 3.2 and 3.14 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.