
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	Aspect Research Services Ltd	Reg. Number	04-AP-0308
Application Type	Full Planning Permission		
Recommendation	Grant subject to SoS Direction	Case Number	TP/76-7

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing building and construction of a five storey building with a basement to provide office (Class B1) use on the basement and ground floors, 3 live/work units on 1st to 3rd floors and 11 self contained flats on 1st to 4th floors.

At: 7 Leathermarket Street SE1.

**In accordance with application received on 23/02/2004
and revisions/amendments received on 20/05/2004**

and Applicant's Drawing Nos. Drawing nos. 2338/102, 103, 104A, 105A, 106A, 107A, 108A, 109, 110.

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 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 3.14 'Quality in Design' and 3.15 'Urban Design' of the Deposit Draft of The Southwark Plan Nov.2002

- 3 Samples of the [brickwork and timber cladding] 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 materials in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 4 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.

- 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.

- 7 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.

- 8 The residential parts of the live/work units hereby approved and shown on the approved drawing number [2338/105A] shall only be used for residential purposes in association with the Work part of the live/work units and shall not be used for any other purpose.

Reason

In order to protect the employment element on this site in accordance with UDP policies.

- 9 In the event that a live/work unit hereby approved ceases to be used for live/work purposes the whole of the unit may be used for purposes falling within Class B1 (Business Purposes) of the Town and Country Planning (Use Classes) Order 1987 provided:
- (a) no part of the unit shall be used for any purpose other than Class B1 and
 - (b) in the event that the use of a unit changes from live/work to wholly Class B1 use pursuant to this condition the unit may not return to use as a live/work unit without the prior written approval of the Local Planning Authority.

Reason

In order to protect the employment element on this site in accordance with UDP policies.