
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	London & Quadrant Housing Trust	Reg. Number	04-AP-0535
Application Type	Full Planning Permission		
Recommendation	Grant subject to Legal Agreement	Case Number	TP/2168-70

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Residential redevelopment of existing warehouses & light industrial buildings to provide a total of 68 dwellings by the erection of part 5, part 6 and part 7 storey plus lower ground floor building comprising 64 flats [30 one-bedroom, 33 two-bedroom and 1 three-bedroom] fronting Townsend St. and Congreve St. with 15 car parking spaces at lower ground floor level with vehicular access from Preston Close and a 3 storey terrace of 4 three-bedroom dwellinghouses fronting Townsend St. (All dwellings for rent or shared ownership.)

At: 1-3 Congreve Street & 6-11 Townsend Street (land at corner of Congreve St and Townsend St) SE17

**In accordance with application received on 29/03/2004
and revisions/amendments received on 24/05/2004**

and Applicant's Drawing Nos. 656/01 A, 656/02 A, 656/03 A, 656/04 A, 656/05 A, 0656/009 B, 0656/010 C, 0656/011 C, 0656/012 C, 0656/013 C, 0656/014 C, 0656/015 C, 0656/016 C, 0656/018 A, 0656-019 A, 0656/020 A, 0656/021 A

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 Samples of all facing 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 and Policy 3.11 'Quality in Design' of The Southwark Plan [Revised Deposit Unitary Development] Plan March 2004.

- 3 Notwithstanding the provisions of Classes A, C and E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the proposed houses nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason

To enable the Local Planning Authority to retain control over the development in the interest of amenity in accordance with Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan and Policy 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development] Plan March 2004.

- 4 Detailed drawings of window and balcony and structural framework details to a scale of not less than 1:50 (2 copies) 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 and Policy 3.11 'Quality in Design' of The Southwark Plan [Revised Deposit Unitary Development] Plan March 2004.

- 5 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 Unitary Development Plan] March 2004.

- 6 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 a satisfactory landscaping scheme is provided and retained for the benefit of the occupiers of the development and the visual amenity of the site and surrounding area, in accordance with Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan and Policy 3.2 'Protection of Amenity' of Policy 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 7 The cycle storage facilities as shown on drawing No's 0656/09B and 0656/010C shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Policy E.3.1 'Protection of Amenity' and T.1.3 'Design in Conformity with Council Standards' of the Southwark Unitary Development Plan Policy 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 8 The use hereby permitted shall not be begun until full particulars and details (2 copies) of a scheme for the ventilation of the basement to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been 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.

Reason

In order to that the Council may be satisfied that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with Policy E.3.1: Protection of Amenity' of Southwark's Unitary Development Plan, and Planning Policy Guidance 24 Planning and Noise Policy 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 9 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.

- 10 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 Policies 3.11 'Quality in Design' 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 11 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted without the prior written consent of the Local Planning Authority.

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan Policy and Policies 3.11 'Quality in Design' and 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 12 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.

- 13 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.

- 14 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

To ensure that the development is safe and secure and the boundary treatment is visually acceptable, in the interest of the future occupants of the accommodation, and adjoining premises, in accordance with policies E.3.1 'Protection of Amenity' and E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan and Policies 3.2 'Protection of Amenity' and 3.11 'Quality in Design' of 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 R.2.1 'Regeneration Areas', E.1.1 'Safety and Security in the Environment', E.2.1 'Layout and Building Design', E.2.3 'Aesthetic Control', E.2.4 'Access and Facilities for People with Disabilities', E.2.5 'External Space', E.3.1 'Protection of Amenity', E.3.4 'Affordable Housing', H.1.5 'Dwelling Mix of New Housing', H.1.6 'Sites Suitable for Houses with Gardens', H.1.7 'Density of New Residential Development', H.1.8 'Standards for New Housing', H.1.10 'Provision of Housing to Mobility and Wheelchair Standards', B.1.2 'Protection Outside Employment Areas and Sites', T.1.2 'Location of Development in Relation to the Transport Network', T.6.3 'Parking Space in New Developments' and Supplementary Planning Guidance; 'Design and Layout of Developments' and 'Standards, Controls and Guidelines for Residential Developments' 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', 3.13 'Urban Design', 3.19 'Archaeology', 4.1 'Density of New Development', 5.6 'Parking' and Supplementary Planning Guidance 'Residential Design Standards' 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.