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## RECOMMENDATION

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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

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|-------------------------|--|--------------------|------------|
| <b>Applicant</b>        | Rydercliff Ltd                           | <b>Reg. Number</b> | 04-AP-0563 |
| <b>Application Type</b> | Full Planning Permission                 |                    |            |
| <b>Recommendation</b>   | Refer to Secretary of State for Decision | <b>Case Number</b> | TP/1231-92 |

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### Draft of Decision Notice

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**Proposed development:**

Demolition of the existing building and construction of a part 4, 5, 6, 7 and 8 storey building to provide a total of 87 dwellings (38 x 1bed, 39 x 2bed, 9 x 3bed), including an ancillary communal facility, communal gardens, landscaping and basement car parking.

**At:** 92 Webber Street SE1

**In accordance with application received on 31/03/2004  
and revisions/amendments received on 30/07/2004**

**and Applicant's Drawing Nos.** 0632/00A, 01A, 02A, 03A, 04A, 05A, 06A, 07A, 08A, 09A, 20A, 21A, 22A, 23A, 24A, 25A.

**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 the facing and roofing 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 external 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 (UDP) and Policy 3.11(Urban Design) of the Second Draft UDP.

- 3 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.

- 4 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.

- 5 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

- 6 Detailed drawings to a scale of 1:20 of the proposed windows balconies and doors(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 windows,doors and railings in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 7 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 safeguard the amenities of the adjacent residential occupiers in accordance with Policy E.3.1(Protection of Amenity) of the adopted UDP and Policy 3.2 (Protection of Amenity) of the second draft UDP.

- 8 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.

- 9 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.

- 10 The development hereby permitted shall not be begun until full particulars and details of the proposed works to insulate the flats from noise from the adjacent railway has been submitted to (2 copies) 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 protect the future occupiers of the development from noise nuisance to ensure the creation of a satisfactory residential environment in accordance with Policy E.3.1: Protection of Amenity of the adopted Southwark's Unitary Development Plan (UDP) and Policy 3.2 (Protection of Amenity) of the second draft UDP and Planning Policy Guidance 24 Planning and Noise.

- 11 Details of screening measures to the proposed roof terraces and balconies within the development sufficient to prevent overlooking of the adjacent residential properties shall be submitted to the Council and approved before the development commences.

Reason

To protect the privacy of the occupiers of the adjacent residential properties in accordance with policy E.3.1 (Protection of Amenity ) of the adopted Southwark UDP and policy 3.2 (Protection of Amenity) of the second draft UDP.

