
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	Mr J Smart Urban Eye Developments	Reg. Number	04-AP-1765
Application Type	Full Planning Permission	Case Number	TP/2134-H
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of part 6/7 storey residential building comprising 19 residential units and basement car parking

At: Land Adjoining No 6 Dog Kennel Hill SE22.

In accordance with application received on 28/09/2004

and Applicant's Drawing Nos. 003-050, 064, 065,066, 067, 068, 069, 070, 071, 074, 076, 079.

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 finishing materials 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 external finish, and the roof 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 revised Unitary Development Plan (March 2004).

- 3 Samples of the obscured glazing and timber screening 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 the approval given, and shall thereafter be maintained as such.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the obscured glazing and timber screening on the northern elevation in the privacy of the occupants of no.6 Dog Kennel Hill 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 revised Unitary Development Plan (March 2004).

- 4 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storage of domestic refuse for recycling 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 for recycling will be provided and retained in the interests of increasing the amount of recycled waste within the London Borough of Southwark in accordance with Policy 3.7 Waste Reduction of the Revised Unitary Development Plan (March 2004).

- 5 The cycle storage facilities as shown on drawing 003-64 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 and Policy 5.3 'Walking and Cycling' of the revised Unitary Development Plan (March 2004).

- 6 The landscaping and planting shown on the drawing no. 003 064 hereby approved shall be carried out in the first appropriate planting season following the completion of the building works.

Reason

In order to safeguard the visual amenities of adjacent occupiers and the appearance of the development hereby approved within the streetscene in accordance with Southwark's adopted Unitary Development Plan (July 1995) policies E.3.2 'Aesthetic Control and E.3.1 'Protection of Amenity' and the revised Unitary Development Plan (March 2004) policies 3.2 'Protection of Amenity' and 3.11 'Quality in Design'.

- 7 The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56(4) (a)-(d) of the Town and Country Planning Act 1990 in relation to the development until a planning obligation pursuant to section 106 of the said Act relating to the land has been made and lodged with the local planning authority and the local planning authority has notified the persons submitting the same that it is to the local planning authority's approval. The said obligation will provide an off-site affordable housing contribution of £319,204.

Reason

To ensure the proposed development complies with the Council's affordable housing policy accordance with Southwark's Unitary Development Plan Policy H.1.4 [Affordable Housing] and the Revised Deposit Unitary Development Plan [March 2004] Policy 4.4 [Affordable Housing]

- 8 Details of the traffic light system controlling access to the one-way ramp hereby permitted shall be submitted (2 copies) 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 shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason

In order that the Council may be satisfied as to the details of the vehicular access in the interests of highway safety in accordance with Policy T.1.3 Design of Development and Conformity with Council Standards and Controls of the Southwark Unitary Development Plan [1995].

Reasons for granting planning permission.

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

- a] Policies E.1.1 Safety and Security in the Environment, E.2.3 Aesthetic Control, E.3.1 Protection of Amenity, E.2.1 Layout and Building Lines, E.2.4 Access and Facilities for People with Disabilities, E.2.5 External Space, H.1.4 Affordable Housing, H.1.5 Dwelling Mix of New Housing, H.1.8 Standards for New Housing, T.1.3 Design of Development and Conformity with Council Standards and Controls and Supplementary Planning Guidance for Standards, Controls and Guidelines for Residential Development of the Southwark Unitary Development Plan 1995
- b] Policies 3.2 Protection of Amenity, 3.11 Quality in Design, 3.14 Urban Design, 3.15 Designing Out Crime, 4.2 Quality of Residential Accommodation, 4.3 Mix of Dwellings, 4.4 Affordable Housing, 5.4 Walking and Cycling, 5.6 Car Parking and 5.7 Parking Standards for the Mobility Impaired and Supplementary Planning Guidance for Residential Standards of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.
- c] Planning Policy Guidance Note 3 (Housing).

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.

Informatives

- 1 At least 6 months before the occupation of the new buildings or units of accommodation hereby permitted you are advised that you must obtain the Council's approval for the numbering and naming of buildings and the naming of any new streets created by the development. Application forms can be obtained from the Street Naming and Numbering service at the Council's Regeneration Department, Council Offices, Chiltern, Portland Street, London SE17 2ES (Tel: 020 -7525-5403).
- 2 The applicant is requested to keep the path to the south of the application site free from all construction plant, building materials including the storage of building materials etc. at all times whilst the building is under construction.
- 3 The proposed works of providing a crossover must be approved in detail and constructed by the Council as the Highway Authority. Please contact the Regeneration Department, Chiltern, Portland Street, London SE17 2ES. (tel: 020 7525 5000).
- 4 You are advised to consult the Council's Environment & Leisure Department to agree how the Council's Code of Construction Practice will be applied to the proposed development. Please contact Public Protection Service, Chaplin Centre, Thurlow Street, SE17 2DG (020 7525 5000).
- 5 The details and/or samples required by the Condition(s) above must be accompanied by a letter stating:
 1. the LBS Reference Number which appears at the top of this decision notice;
 2. the full address of the application site;
 3. which condition(s) you seek to discharge; and
 4. a list of all drawing numbers/ sample name and manufacturer, together with the conditions they relate to.

Please note that the approval of details are subject to the same eight week timeframe as a full planning permission.