

---

## 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

---

<b>Applicant</b>	Mr Soden London Borough of Southwark	<b>Reg. Number</b>	03-CO-0133
<b>Application Type</b>	Full Planning Permission (Council's Own Development)	<b>Case Number</b>	TP/H2014
<b>Recommendation</b>	Grant		

---

### Draft of Decision Notice

---

**Planning Permission was GRANTED for the following development:**

Demolition of existing building and erection of a new part single and part two-storey building comprising of a nursery and community facility.

**At:** Site of Albrighton Centre, 37 Albrighton Road SE22

**In accordance with application received on 11/12/2003  
and revisions/amendments received on 01/10/2004  
22/10/2004**

**and Applicant's Drawing Nos.** SWK 6622 P01, PO2, PO3, PO6, P08 Rev B, PO9 Rev A, P10 Rev A, P14 Rev A, P15 Rev A, P16 Rev A, P20 Rev 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 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 3.11 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 3 The dwellings hereby permitted shall not be occupied 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 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 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.

- 5 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

In order to ensure that children play in secure environment and in the interests of visual amenity in accordance with Policies E.1.1 'Safety and Security in the Environment' and E.2.3 'Aesthetic Control' of Southwark's Unitary Development Plan and Policies 3.11 'Quality in Design' , 3.13 'Urban Design', and 3.14 'Designing Out Crime' of the The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 6 The cycle storage facilities as shown on drawing P08 Rev B shall be provided before the building 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 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.

- 7 The following details in respect of a 'Green Travel Plan' shall be submitted to and approved in writing by the Local Planning Authority.

a. Details of Surveys at the start of the second year of operation for both staff and parents showing modal split travel pattern. This should be sent to the head of planning for approval together with a Green Travel Plan setting out proposals for improvements to this modal split, to encourage the use of public transport and/or walking/cycling to the site, for approval.

b. Implementation of the Green Travel Plan(GTP) and any measures it proposes for improvements to the modal split travel pattern.

c. Details of of modal split travel pattern surveys one year after implementation of the GTP should be sent to the Head of Planning for approval.

Reason

To ensure that staff and parents are encouraged to attend the site by travel modes other than the motor car as required by Policies C.1.2 Day Nurseries and Crèches in residential areas, T.1.1 Locally Based facilities and T.5.1 Traffic Restraint of the Southwark Unitary Development Plan 1995.

- 8 The use of the external play areas at ground floor level and the terrace at first floor shall not be used before 8am or after 10pm each day

Reason

To protect the amenities of surrounding residents in accordance with Policy E.3.1 'Protection of Amenity', of the Southwark Unitary Development Plan 1995 and Policy 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

- 9 The use of the building shall not be begun until full particulars and details of a scheme to insulate the premises against the transmission of airborne and impact sound 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. Any such scheme shall be so designed that noise from the use does not, at any time, increase the ambient equivalent noise level measured immediately outside any of the adjoining or nearby premises.

Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy E.3.1: Protection of Amenity of Southwark's Unitary Development Plan and Policy 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004 and Planning Policy Guidance 24 Planning and Noise.

- 10 **Reasons for granting planning permission.**

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

- a] Policies E.2.3 Aesthetic Control, E.2.4 Access and Facilities for People with Disabilities E.3.1 Protection of Amenity, C.1.2 Day Nurseries and Crèches in Residential Areas, C.1.3 Retention of Community Facilities and Public Buildings, C.2.2 Health, Social and Educational Facilities, C.7.1 Accessibility, C.7.2 Safety and Security, T.1.3 Design of Development and Conformity with Council Standards and Controls of the Southwark Unitary Development Plan 1995. Supplementary Planning Guidance.

- b] Policies 2.1 Enhancement of Community Facilities, 2.2 Provision of new Community Facilities, 3.2 Protection of Amenity, 3.11 Quality in Design, 3.13 Urban Design, 3.14 Designing Out Crime, 5.2 Transport Impacts of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.Clean and Green SPG.

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.

**Informative**

You are advised to consult the Borough Crime Prevention Design Advisor to ensure that the development complies with 'Secured by Design' standards. Please contact John Bluett, Southwark Police Station, 323 Borough High Street, London, SE1 1JL (telephone: 020 7232 6714).