
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	TRG Homes Ltd	Reg. Number	04-AP-1601
Application Type	Full Planning Permission	Case Number	TP/2247-69A
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing workshops and the erection of part 4 and part 5 storey buildings containing 110 flats with parking at semi-basement level.

At: 69A Peckham Grove SE15

In accordance with application received on 27/08/2004

and Applicant's Drawing Nos. P101 B, P102 B, P103 B, P104 B, P105 B, P106 B, P107 B, P108 B, P109 B, P110 A, P111 A, P112 B, P113 B, P114 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 the facing brick 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 facing brick in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 3 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.

- 4 The cycle storage facilities as shown on drawing [INSERT DETAILS] 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.

- 5 The use hereby permitted shall not be begun until full particulars and details (2 copies) of a scheme for the ventilation of the basement car park, acoustic noise levels of any plant equipment and details of necessary sound attenuation for any plant, 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. Thereafter the approved ventilation system and noise attenuated plant equipment shall not be replaced other than with similar without the prior written approval of the local planning authority.

Reason

In order to that the Council may be satisfied as to the details of the basement car park to ensure that future occupiers of the flats hereby approved are not affected by car fumes or noise from the plant equipment in accordance with Policy E.3.1: Protection of Amenity and Policy S.1.6: Hot Food Outlets of Southwark's Unitary Development Plan, and Planning Policy Guidance 24 Planning and Noise.

- 6 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.

- 7 The car parking hereby permitted shall only be used as car parking for the occupiers of the flats hereby approved and no trade or business shall be carried on therefrom.

Reason

To ensure that the car parking spaces are only used by the occupiers of the flats and to ensure that the spaces are only used for the parking of cars in accordance with policies T.1.3 [Design of Development & Conformity with Council's Standards and Controls] and policy 5.6 [Car Parking].

- 8 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 appropriate boundary treatment is provided in the interests of the appearance of the development in accordance with E.2.3 [Aesthetic Control] and 3.11 [Quality in Design].

- 9 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

To ensure that appropriate landscaping is provided in the interests of the appearance of the development in accordance with E.2.3 [Aesthetic Control] and 3.11 [Quality in Design].

- 10 Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

Reason

To ensure that appropriate landscaping is retained in the interests of the appearance of the development in accordance with E.2.3 [Aesthetic Control] and 3.11 [Quality in Design].

- 11 Development shall not commence until details of works to remove the existing pavement crossovers (which currently serve the site) and their restoration to pavement have been submitted to and approved in writing by the local planning authority and relevant highway authority and the residential units hereby approved shall not be occupied until the works have been implemented in accordance with the approved details.

Reason

To ensure that the existing crossovers are returned to public highway in accordance with policy T.2.1 [Measures for Pedestrians] of the adopted Unitary Development Plan.