
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	Abbotquest Ltd	Reg. Number	04-AP-0441
Application Type	Full Planning Permission	Case Number	TP/11-175
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of new third and fourth floors and three storey front extension to existing warehouse, and its change of use involving the creation of office/workshops (class B1) on the ground, first and part of second floors and 14 residential units at part second, third and fourth floor levels.

At: 175 Bermondsey Street SE1 (Blocks L, M, R)

In accordance with application received on 10/03/2004

and Applicant's Drawing Nos. FOR435/GA100A, 101A, 106A, 108A, 109AP/1000,1001, 1002, 1003, 1004, 1005A,1006A, 1007,1008 and FOR435/E/01.

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 facing and roofing 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.

- 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 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 The use hereby permitted for residential purposes 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 (or in the case of separate units of occupation within the same building then inside those units).

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 Planning Policy Guidance 24 Planning and Noise.

- 6 The windows to the residential units on the 3rd and 4th floors shall be fixed with double glazing.

Reason

In order to safeguard the residential amenity of the future occupiers from noise and disturbance from the nearby industrial use prior to occupation and shall afterwards be retained as such in perpetuity.

Reasons for granting planning permission.

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

- a] Policies B.1.1 Protection of Employment Areas and Identified Sites, H.1.8 Housing Standards, E.2.3 Aesthetic Control, E.3.1 Protection of Amenity, E.4.3 Proposals Affecting Conservation Areas, T.1.2 'Location of Development in Relation to the Transport Network' of the Southwark Unitary Development Plan 1995. Supplementary Planning Guidance
- b] Policies 1.5 Mixed Use Developments, 3.2 Protection of Amenity, 3.11 Quality in Design, 3.13 Urban Design, 3.18 Setting of Listed Buildings and Conservation Areas, 4.3 Mix of Dwellings, 5.2 'Transport Impacts' 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.