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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>	St Aidans Developments Ltd	<b>Reg. Number</b>	04-AP-0694
<b>Application Type</b>	Full Planning Permission		
<b>Recommendation</b>	Grant subject to Legal Agreement	<b>Case Number</b>	TP/2614-159

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### Draft of Decision Notice

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

Demolition of existing buildings and erection of a 6 storey block on the corner of Peckham Rye and Solomon's Passage comprising 33 residential units, (Block A); a 5 storey block fronting Solomon's Passage comprising of 20 residential units, (Block B) and a part four and part five storey building adjoining the commercial unit on Solomon's Passage comprising 18 affordable residential units, (Block C); together with basement parking for a total of 52 cars and associated landscaping.

**At:** 159-161 Peckham Rye SE15

**In accordance with application received on** 21/04/2004

**and Applicant's Drawing Nos.** Site Plan; 12385H/11 P3, 12 P3, 13 P3, 14 P3, 15 P3, 16 P3, 17 P3, 18 P3, 19 P3, 20, 21, 22, 23, 24, 25, 26, 12385C/27, 12385H/41 P2, 42 P2, 43 P2, 44 P2, 45 P2 and 46 P1.

**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 all facing 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 facing 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 Detailed drawings of typical window, balcony, moving screens and part elevation of single storey atrium building along Solomon's Passage to a scale of not less than 1:20 (2 copies) 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 these features in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 4 The dwellings hereby permitted shall not be occupied until full particulars and details (2 copies) of a scheme for the ventilation of the car park to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, 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.

Reason

In order to that the Council may be satisfied that the car park ventilation and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with Policy E.3.1: Protection of Amenity of Southwark's Unitary Development Plan, and Planning Policy Guidance 24 Planning and Noise.

- 5 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse and recycling material 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 and recycling storage 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 and recycling 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.

- 6 No structures (including freestanding signs, displays or advertisements) or planting, exceeding 0.9m height overall shall be placed or erected within the area of visibility of the splay(s) hereby approved which serve the basement car park and 5 spaces to the front of the building.

Reason

To ensure that appropriate vehicle sightlines are maintained in the interests of pedestrian safety in accordance with policy T.1.3 [Design of Development] of the Southwark UDP.

- 7 The car parking spaces hereby permitted shall only be used by occupiers of the building approved and shall not be used for any purpose other than incidental to the flats and no trade or business shall be carried on therefrom.

Reason

The use of the parking spaces by non-residents or for a use other than for parking would reduce the parking provision in the building and result in an increased level of on street parking which could be detrimental to highway safety.

- 8 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 a satisfactory standard of development

- 9 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 a satisfactory standard of development

- 10 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.

- 11 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.

- 12 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 building and safety and security in accordance with policies E.2.3 and E.1.1 of the adopted UDP.

- 13 Details of any external lighting [including design, power and position of luminaires] and security equipment for the basement car park shall be submitted to (2 copies) and approved by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given and thereafter the equipment shall be retained.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Policies E.1.1 'Safety and Security in the Environment' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

- 14 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

- 15 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no additional plant etc. is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

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

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

- a] Policies E.2.3, E.3.1, H.1.4, H.1.7 & B.1.2 of the Southwark Unitary Development Plan 1995
- b] Policies 3.2, 3.10, 3.11, 4.1, 4.4, 5.6 of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.
- c] Policies 3A.1, 3A.4 & 4B.3 of the London Plan [February 2004].
- d] Planning Policy Guidance Notes 3 (Housing) & 13 (Transport).

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 Prior to the commencement of works, you are advised that you must arrange a survey of the condition of the adjacent public highway. Please contact the Director of Regeneration Department, Chiltern, Portland Street, London SE17 2ES. (tel: 020 7525 5000).
- 2 The proposed works of providing a crossover (or restoring a redundant 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).
- 3 The planning permission granted includes alterations and amendments to areas of public highway, which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal (Client) Engineer Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway.
- 4 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 condition(s) they relate to.Please note that the approval of details are subject to the same eight-week timeframe as a full planning permission.
- 5 All samples submitted must be clearly labelled with the LBS Reference Number of the original application and the address of the application site.
- 6 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).