

Item No.	Classification	Decision Level	Date
6.2	OPEN	PLANNING COMMITTEE	29.11.05
From DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (05-AP-1957) Erection of part 5 and part 12 storey building for mixed use to provide 56 flats [29 one bedroom, 23 two bedroom and 4 three bedroom flats] and retail/offices on part of the ground floor as an amendment to planning permission dated part amending planning permission dated 2/9/2005 (04-AP-0116) for the erection of part 5 and part 12 storey building for mixed use to provide 56 flats [29 one bedroom, 23 two bedroom and 4 three bedroom] on part of the ground floor and the upper floors and 214m2 of retail [Use Class A1 -retail] or office use [Use Class B1 - business use] on the ground floor together with associated external landscaping.		Address Wyndham Garage, Wyndham Road SE5 0UB Ward Camberwell Green	

PURPOSE

1. To consider the above application which is for Committee consideration due to the number of objections received.

RECOMMENDATION

2. Grant Planning Permission subject to compliance with extant Section 106 Agreement in respect to the provision of 52% affordable housing, a contribution to the review of the Controlled Parking Zone/improvements to cycle routes, and provision of loading bays in Comber Grove.

BACKGROUND

3. The application site is located on the corner of Wyndham Road and Comber Grove, SE5. The site was formerly used as a petrol filling station with ancillary car repairs and was the subject of many complaints from local residents. The site is currently vacant and has been cleared but was used for car repairs with associated parking and storage. The site has two vehicular accesses onto Wyndham Road.
4. The surrounding area is a mixture of residential, including high rise residential buildings, the nearest being Castle Mead on Camberwell Road, and small businesses located in local shopping parades or within the adjoining arches. The adjoining arches are in use as predominantly general industrial uses. The site is located close to Camberwell Green with its retail uses and good bus links. Planning permission was granted on 6 September 2005 for the erection

- of two buildings comprising of the retention of office accommodation for the Greenhouse Trust and 14 residential flats within a five and four storey building. Planning permission is sought for an amended scheme to that was approved in September 2005, the alterations include
5.
 - Alterations to the appearance of the shop fronts on the ground floor, the proposal provides a flat elevation rather than the approved curved glass elevation.
 - Alterations to the size of the retail/B1 units, one unit has decreased in size by 2 square metres, the other two units have slightly increased floor areas.
 - Provision of a sedum roof on the lower roof level.
 - Change to windows on rear elevation including provision of opaque glass
 - Use of white render on the rear elevation
 - Amendment to the location of the bathroom in the units on the south elevation.
 - The location of the living rooms have been altered within the three bedroom units.
 6. The height and number and mix of units within the development remain the same. The proposal was amended to delete the provision of 7 wind turbines on the lower and upper roofs due to insufficient evidence being available to ensure that there would be no noise or vibration problems for future and adjoining residential occupiers.
 7. The applicant has submitted details to discharge the conditions attached to the approved proposal, these are waiting determination.

FACTORS FOR CONSIDERATION

Main Issues

8. The main issues in this case are whether the changes in respect to the elevational treatments, including the shopfront, are acceptable and whether the change in the flat layouts are acceptable.

Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy E.2.3 Aesthetic Control - Complies, changes to the rear elevation and shop front are considered acceptable.

Policy E.3.1 Protection of Amenity - Complies the changes to the windows in the rear elevation will result in less overlooking of the adjoining development site at 1-3 Comber Grove. The white render will reflect light, although this will be the subject of a condition requiring more details.

Policy B.1.2 Protection Outside Employment Areas and Sites - This was considered under the approved proposal and was considered acceptable.

Policy H.1.4 Affordable Housing - Complies, the affordable housing provision has not changed since the approved scheme.

Policy H.1.5 Dwelling Mix of New Housing - No change in the dwelling mix which was acceptable under the approved scheme.

Policy H.1.8 Standards for New Residential Development - Complies, the change in the layout of the flats has not affected the ability to comply with this policy.

Policy H.1.7 Density of New Residential Development - Remains the same as the approved proposal.

Policy T.6.3 Parking Space in New Developments - Remains the same as the proposed approval, namely, car free.

Policy E.2.2 Tall Buildings - The height of the building has not changed since the approved proposal.

Policy T.1.3 'Design of Development and Conformity with Council Standards and Controls. - No change since the approved proposal.

The Southwark Plan [Revised Draft] February 2005

Policy 3.11 Quality in Design - The proposed changes to the rear elevation and shop front are considered acceptable.

Policy 3.13 Urban Design - The alterations are considered acceptable.

Policy 3.2 Protection of Amenity - Complies the changes to the windows in the rear elevation will result in less overlooking of the adjoining development site at 1-3 Comber Grove. The white render will reflect light, although this will be the subject of a condition requiring more details.

Policy 4.4 Affordable Housing - No change in the provision of affordable housing with provides over 25% of habitable rooms.

Policy 4.1 Density - No change to the approved scheme.

Policy 5.6 Car Parking - No change to the approved scheme.

Policy 3.20 Tall Buildings - No change in height to the approved scheme.

Policy 1.5 Mixed Use Developments - Amended proposal complies with this policy is it is outside a preferred industrial location and formerly contained a Use Class A/B building (sales and car repairs).

The London Plan - Complies, the amended proposal will still comply with the policies within this plan.

Consultations

Site Notice:

Press Notice:

Consultees:

F1-30 Gothic Court Wyndham Road, F1-28 Livingstone Court Wyndham Road, F29-45 Livingstone Court Wyndham Road, Castle PH Wyndham Road, Railway Arches, 305, 308, 307/309, 310, 312, 313 Wyndham Road, 32-40 (even) Wyndham Road

Flats 1-31 Cameron House Comber Grove, Flats 32-61 Cameron House Comber Grove,

Flats 1, 2, 2A, 3-50 Comber House Comber Grove, Flats 51-96 Comber House Comber Grove 1, 3 Comber Grove

176, 176A & B, 166, 168, 170, 172, 172A, 188, 216-226 (even) Camberwell Road, F1-5 Wesson Mead Camberwell Road, F1-57 Castle Mead Camberwell Road, F58-112 Castle Mead Camberwell Road

Camberwell Society

Environmental Health, Network Rail & Greater London Authority

Replies from:

79 Comber House, Comber Grove - Considers a 12 storey building this close to Comber House to be an absurd, asks that the applicant reconsider the height.

60 Comber House, Comber Grove - Proposal will create a sense of enclosure, consider that noise and traffic will be worst.

86 Comber House, Comber Grove - Proposal is too close to Comber House, it will obscure the skyline and overshadow Wyndham Road end of Comber House. More traffic in an already congested area and a hazard to parents and children who attend the schools in the area. More noise and pollution as well. Concerns about noise from the wind turbines and who will benefit from them.

41 Cameron House, Comber House Comber Grove - Proposal will affect existing view which will be made worse with a 12 storey building to look at. Building will increase noise and disturbance in an area which is already noisy and busy.

Parking and traffic will become worse, already to the limit.

Already a bad range of shops, no chance or options of improvements with the new shop on offer.

73 Castlemead - A 12 storey close to Castlemead will compromise privacy. The original plan was 7 storeys.

132 Trafalgar Street SE17 (local minister and advisor to Greenhouse Trust) - Concerns that proposal does not take into account proposal at 1-3 Comber Grove and questions need for retail unit as a 250 m circle from the block would indicate not.

The Camberwell Society - No objection

25 Cameron House Wyndham Road - Supports proposal as there is a need for more housing.

49 Cameron House, 15 Gothic Court Wyndham Road - Supports proposal

PLANNING CONSIDERATIONS

Land Use Issues

10. The proposed uses were discussed in the previously approved proposal. It was agreed that a mixture of residential flats with an element of commercial in the form of offices and a retail unit were acceptable. This proposal will affect decrease the floor area of one of the proposed commercial units but not to the extent where it would be unviable. The other two units will have slightly increased floor area.
11. The proposal as per the approved scheme provides an element of affordable housing. This permission is linked to the previous approved scheme where the element of affordable housing was provided via a Section 106 Agreement. The applicants have entered into a Section 106 agreement to provide 52% of habitable rooms as affordable housing on the basis of 5 one bedroom units and 4, three bedroom units to be for general needs with 9 one bedroom and 10, two bedroom units as Low Cost Home Ownership. This was acceptable to the Council and to the Greater London Authority and has not changed.

Appearance and Design

12. The changes to the shopfront from a curved element to a flat element are

regretted, however, it is considered that the appearance of the building is still acceptable. Alterations to the rear elevation are considered acceptable, subject to samples of materials being submitted.

Amenity issues in respect of adjoining occupiers

13. A number of objections have been raised by neighbouring occupiers in terms of loss of light to their properties and privacy. These issues were investigated when the approved scheme was granted permission and subsequently. The Greenhouse Trust have obtained permission for their proposal. The proposal has not changed in terms of the height of the building, the footprint has only changed in relation to the front building line. It is not considered that the amended scheme will improve the relationship between these sites as some opaque glass have been provided on the rear elevation. White render is proposed which would reflect light, a condition is recommended requiring more information on the type of render proposed.
14. Other objections have been raised from occupiers of Comber House, which is to the south of the application property and Castlemead to the north. It is not considered that the amended scheme would result in a greater impact. The provision of a sedum (green) roof would provide sustainability benefits.

Traffic issues

15. This issue was considered in the previous committee report for the approved scheme. In respect to additional traffic, while the proposal is not close to underground or overground stations the area is assessed under the PTAL range as being good to excellent. Therefore it was concluded that a car free scheme in this location was acceptable. The applicants have entered into a Section 106 agreement to pay for a review of the Controlled Parking Zone.

COMMUNITY IMPACT STATEMENT

16. The proposal would not result in any significant impact on local people to warrant a refusal of planning permission in this instance.
17. There are no particular communities affected by the proposal.
18. There are no adverse implications on the community as a result of the proposed development. The changes to the approved scheme will not increase the height of the proposed building. The provision of a commercial element on part of the ground floor will provide job opportunities within the local community. The affordable housing provision which is to provide at a level above the London Plan policies will provide housing which meets the housing needs of the local community. The proposed sedum roof will provide a sustainable element which will improve the environment for the local community.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

19. The proposal is car free and now includes a sedum roof which provides an additional sustainability element which is welcomed.

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