

Nunhead and Peckham Rye Community Council

Wednesday 11 April 2012

7.00 pm

Rye Lane Chapel, 59A Rye Lane, Peckham, London, SE15 5EX

Supplemental Agenda No.1 – Addendum Report

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Date: 11 April 2012

Agenda Item 6

Item No: 6	Classification Open	Committee: Nunhead and Peckham Rye Community Council	Date: 11 April 2012
From: Head of Development Control		Title of Report: <u>Addendum</u> Late observations, consultation responses, information and revisions.	

PURPOSE

- 1 To advise Members of observations, consultation responses and information/revisions received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

- 2 That Members note and consider the late observations, consultation responses and information/revisions received in respect this item in reaching their decision.

FACTORS FOR CONSIDERATION

- 3 Late observations, consultation responses, information and revisions have been received in respect of the following planning application on the main agenda:

Item 6/1: 129 BELLENDEN ROAD, LONDON, SE15 4QY

Comments by the Head of Development and Building Control:

Paragraphs 12 and 13 to be replaced with:

National Planning Policy Framework

On 27 March, the DCLG published the National Planning Policy Framework with immediate effect. The NPPF replaces previous government guidance including all PPGs and PPSs. Full weight should be given to the NPPF as a material consideration in taking planning decisions.

- the policies in the NPPF apply from the day of publication and are a material planning consideration;
- for the purpose of decision-taking, the policies in the Core Strategy, DPDs and SPDs should not be considered out of date simply because they were adopted prior to the publication of the NPPF;
- for 12 months from the date of publication, decision-takers can continue to give weight to relevant local planning policies such as LDDs adopted in accordance with the PCPA 2004 and those in the London Plan.
- It should be noted that the weight accorded to saved policies of the Southwark Plan (UDP) should be given according to their degree of consistency with policies in the NPPF.

The National Planning Policy Framework (NPPF) sets out the Government's commitment to a planning system that does everything it can do to support sustainable growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.

The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK.

Paragraph 11 to be deleted.

Reference to 'draft' in paragraphs 19 and 24 in relation to NPPF to be deleted.

Draft decision notice:

The following text: Planning Policy Statements [PPS] and Guidance Notes [PPG]
PPS4: Planning for sustainable economic growth – to be replaced by:

The National Planning Policy Framework (NPPF).

Recommendation: Remains approval.

Item 6/2: CABRINI HOUSE, 2 HONOR OAK RISE, LONDON, SE23 3QY

The recommendation incorrectly refers to item 6.1 and to be replaced by:

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	Cabrini London Ltd	Reg. Number 10/AP/2688
Application Type	Full Planning Permission	
Recommendation	Grant permission	Case Number TP/2341-G

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retrospective application to vary the approved scheme appeal ref. App/A5840/05/1189974 (LBS ref. no. 05-AP-0722) to: create a 3 bedroom residential unit over the lower ground and upper ground levels of the coach house and change the height, design, massing and width of the coach house; retain the existing basement and use this space and the additional basement structure / space to the new three storey extension to Cabrini House as storage space; retaining wall to the north and east of the coach house and to the east of the new three storey extension to Cabrini House and revised hard and soft landscaping (including car parking spaces), refuse storage facilities, cycle parking and means of enclosure.

At: CABRINI HOUSE, 2 HONOR OAK RISE, LONDON, SE23 3QY

In accordance with application received on 13/09/2010

and Applicant's Drawing Nos. 10 / CBHS01 / 001 Rev. A; 10 / CBHS01 / 002 Rev. B; 10 / CBHS01 / 003 Rev. A; 10 / CBHS01 / 004 Rev. B; 10 / CBHS01 / 005 Rev. A; 10 / CBHS01 / 006 Rev. A; 10 / CBHS01 / 007 Rev. A; 10 / CBHS01 / 008 Rev. A; 10 / CBHS01 / 009 Rev. A; 10 / CBHS01 / 010 Rev. B (received 6 February 2012); 10 / CBHS01 / 011; 10 / CBHS01 / 012; 10 / CBHS01 / 013; 10 / CBHS01 / 014 revA; 10 / CBHS01 / 015 revA; 7546/01; 7546/06 revA; 7546/01 rev E; 7546/09; Design and Access Statement.

Reasons for granting permission.

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

Strategic policies of the Core Strategy 2011

Strategic Policies 12 Design and conservation which requires the highest possible standards of design for buildings and

public spaces, 13 High environmental standards which requires developments to meet the highest possible environmental standards of the Core Strategy 2011.

Saved policies of the Southwark Plan 2007

Policies 3.2 Protection of amenity advises that permission will not be granted where it would cause a loss of amenity, 3.11 Efficient use of land seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure, 3.12 Quality in design requires new development to achieve a high quality of architectural and urban design, 3.13 Urban design advises that principles of good design must be taken into account in all developments, 3.15 Conservation of the historic environment requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance, 3.16 Conservation areas states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials, 3.18 Setting of listed buildings, conservation areas and world heritage sites advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site, 5.2 Transport impacts states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site, 5.3 Walking and cycling seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area of the Southwark Plan [July 2007].

The National Planning Policy Framework (NPPF).

Particular regard was had to the impact on amenity of neighbouring residential properties and the impact on visual amenities but any harm arising was insufficient to justify refusing permission. The development would preserve the character of the conservation area. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations. The proposal was considered to be sustainable development and there was no significant demonstrable harm arising.

Subject to the following condition:

- 1 The development hereby permitted shall be completed before the end of 6 months from the date of the permission.

Reason

As allowed and required under Section 91 of the Town and Country Planning Act 1990, the standard 3 year period being inappropriate in this case because of the extensive enforcement history and in the interest of the amenity of neighbouring residential properties. This would be in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

10/CBHS01/002B, 004B, 006A, 008A, 010B, 011, 012, 013, 014A, 015A, 7546/06A, 7546/01E, 7546/09

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding drawing 7546/09 hereby approved a parking layout plan showing the disabled bay meeting the size requirements shall be submitted to and approved in writing by the local planning authority. This shall be submitted within 3 months of the date of planning permission being granted and implemented one month after approval. The parking spaces shall be for the sole use of occupiers of the proposed development and thereafter permanently retained and used for no other purpose for as long as the development is occupied.

Reason:

To ensure that adequate facilities are provided in accordance with the standards set out in Saved Policies 5.6 Car Parking and 5.7 Parking Standards for Disabled People and the Mobility Impaired of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 4 Notwithstanding drawing 7546/09 hereby approved details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Details shall be submitted within 3 months of the date of planning permission being granted and implemented one month after approval. Following approval the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

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 Strategic Policy 2 - Strategic Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 5 Details of the retaining wall abutting the rear northern wall of the new three storey Cabrini House extension shall be submitted to and approved in writing by the Local Planning Authority. This shall be submitted within 3 months of the date of planning permission being granted. The development shall not be carried out otherwise than in accordance with any such approval given. Work shall be completed within 3 months of the date of approval of this condition.

Reason:

To ensure such works do not detract from the appearance of the building and the character of the conservation areas in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban Design, 3.15 Conservation of the Historic Environment and 3.16 Conservation Areas of The Southwark Plan 2007.

- 6 The panels of boundary brickwork on either side of the pedestrian gate to the north west elevation of the coach house shall be removed and rebuild in bricks and piers either side of the gate to match the brickwork of the coach house. The new walls / panels and piers shall be rebuilt and work completed within 3 months of the date of this decision.

Reason:

To ensure such works do not detract from the appearance of the building and the character of the conservation areas in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban Design, 3.15 Conservation of the Historic Environment and 3.16 Conservation Areas of The Southwark Plan 2007.

- 7 The boundary wall, including a new brick pier, immediately in front of the Coach House (abutting the new coach house) on the north west elevation shall be removed and rebuild in bricks to match the colour and finish of the existing boundary wall along this elevation. The new wall and pier shall be rebuilt and work completed within 3 months of the date of this decision.

Reason:

To ensure such works do not detract from the appearance of the building and the character of the conservation areas in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban Design, 3.15 Conservation of the Historic Environment and 3.16 Conservation Areas of The Southwark Plan 2007.

- 8 Notwithstanding the plans hereby approved the recessed surface on the south west elevation shall be finished in brick and the coping on the south west and south east elevations shall be finished in brick-on-edge. The aforementioned work shall be implemented and completed within 3 months of the date of this decision.

Reason:

To ensure such works do not detract from the appearance of the building and the character of the conservation areas in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban Design, 3.15 Conservation of the Historic Environment and 3.16 Conservation Areas of The Southwark Plan 2007.

- 9 Notwithstanding the plans hereby approved detailed drawings of all new fenestration and doors shall be submitted to and approved by the Local Planning Authority. Details shall be submitted within 3 months of the

date of planning permission being granted and work then completed within 2 months of the date of approval of this condition. Following approval the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure such works do not detract from the appearance of the building and the character of the conservation areas in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban Design, 3.15 Conservation of the Historic Environment and 3.16 Conservation Areas of The Southwark Plan 2007.

- 10 The basement areas designated for residential storage shall only be used for ancillary purposes and shall not, at any time, be used independently for any other purposes.

Reason

In order to protect the amenity of residents, in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan and Core Strategy policy 13 High Environmental Standards.

Recommendation: Remains approval.

REASON FOR LATENESS

- 4 The comments reported above have been received since the agenda was printed. They relate to an item on the agenda and Members should be aware of the change in status of the relevant applications.

REASON FOR URGENCY

- 5 Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Sub-Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications/enforcements and would inconvenience all those who attend the meeting.

RESOURCE IMPLICATIONS

- 6 These are contained in the report.

EQUAL OPPORTUNITY IMPLICATIONS

- 7 These are contained in the report.

LOCAL AGENDA 21 (Sustainable Development) IMPLICATIONS

- 8 These are contained in the report.

Lead Officer: Gary Rice

Background Papers: Individual case files.

Located at: Deputy Chief Executive Department, Council Offices, Southwark Council
Planning Division, PO BOX 64529, London, SE1P 5L