

Dulwich Community Council Planning meeting

Thursday 10 June 2010

7.00 pm

Dulwich Grove United Reform Church, East Dulwich Grove,
London SE22 8RH

Membership

Councillor James Barber (Chair)
Councillor Helen Hayes (Vice-Chair)
Councillor Robin Crookshank Hilton
Councillor Toby Eckersley
Councillor Jonathan Mitchell
Councillor Michael Mitchell
Councillor Lewis Robinson
Councillor Rosie Shimell
Councillor Andy Simmons

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: 1 June 2010



Order of Business

Item Title
No.

1. INTRODUCTION AND WELCOME
2. APOLOGIES

Item No.

Title

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members are asked to declare any interest or dispensation and the nature of that interest or dispensation which they may have in any of the items under consideration at this meeting.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The Chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.

5. MINUTES (SEE PAGES 3 – 7)

To confirm as a accurate record the Minutes of the meeting of the Committee held on 14 April 2010.

6. DEVELOPMENT CONTROL ITEM (SEE PAGES 13 – 40)

6.1 Land adjoining 114 Woodland Road, London SE19 1PA

Proposal: Construction of a three / four storey block consisting of twelve new dwellings (5 x 4 bedroom houses, 1 x 4 bedroom maisonette, 5 x 2 bedroom flats and 1 x 1 bedroom flat) with associated landscaping and cycle parking.

Recommendation: Grant subject to legal agreement

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Beverley Olamijulo, Constitutional Officer, Tel: 020 7525 7234 or email: beverley.olamijulo@southwark.gov.uk
Website: www.southwark.gov.uk

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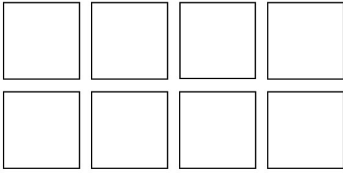
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Yoruba



COMMUNITY COUNCILS
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DULWICH COMMUNITY COUNCIL PLANNING MEETING

MINUTES of the Dulwich Community Council Planning meeting held on Wednesday
14 April 2010 at 7.00 pm at Christ Church, 263 Barry Road, London SE22 0JT

PRESENT: Councillor Nick Vineall (Chair)
Councillor James Barber
Councillor Toby Eckersley

OFFICER SUPPORT: Sonia Watson, planning officer
Gavin Blackburn, legal officer
Denis Sangweme, planning enforcement manager
Beverley Olamijulo, constitutional officer (community councils)

1. INTRODUCTION AND WELCOME [CHAIR]

The Chair introduced himself and welcomed those present at the meeting and asked officers and members to introduce themselves.

2. APOLOGIES

Apologies for absence were submitted on behalf of Cllrs, Robin Crookshank Hilton, Michelle Holford, Kim Humphreys, Jonathan Mitchell, Lewis Robinson, and Richard Thomas.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were disclosed.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were no urgent items of business. However the chair agreed to accept the addendum report for Members to consider and to note the late observations, consultation responses information and revisions.

5. MINUTES FROM THE PREVIOUS MEETING

The Minutes of the planning meeting held on 18 March 2010 were agreed as an accurate record of the proceedings which the Chair signed.

RECORDING OF MEMBERS' VOTES

Council Procedure Rule 1.9 (4) allows a Member to record her/his vote in respect of any Motions and amendments.

Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Community Council considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

6. DEVELOPMENT CONTROL ITEMS (SEE PAGES 8 - 48)

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

The Chair agreed to vary the order of the agenda items.

Item 6/2 – Recommendation: Grant – 14 Fellbrigg Road, London SE22 9HH (See pages 27 – 38)

Proposal: Variation of condition 2 on application 9200224 to extend opening hours to: 8:00 to 22:00 Monday to Saturday and 9:00 to 22:00 on Sunday.

The planning officer introduced the report, circulated plans of the scheme and responded to Members' questions.

Members questioned the planning history, enforcement history and nature of nearby uses including the impact from Thai Corner Cafe.

Representations were then heard from the objectors representing No. 33 Fellbrigg Road who also submitted a letter to members citing their main concerns which are as follows:

- object to the extension of opening hours into the evening
- primary concern is the disturbance from the noise that will inevitably be caused by attracting customers to its premises during the extension hours
- Additional traffic and parking issues
- the possibility of this being a stepping stone for the cafe (either through its current or future owner) looking to develop in the future into a full-blown restaurant with the subsequent applications for even later opening hours, a drinks licence etc

The applicant then addressed the meeting stating that the cafe previously opened earlier than what has been applied for. The applicant explained that she was not aware of the restrictions when she took over the business and only wishes to serve vegetarian food and is not looking for an alcohol or food licence.

Members questioned the type of conditions that could be imposed – the planning officer stated this type of application did not allow for conditions to be imposed however the opening hours could be altered.

A supporter at No.31 spoke in favour of the application. The supporter said the cafe would provide a better and healthier option of food for the community. Overall he felt this is a positive step.

No questions were asked of the supporter.

Members further debated on this item.

RESOLVED: That the Community Council agreed to the variation of condition 2 on application 9200224 to allow opening hours from 8am to 7pm Mon to Sat and 9am to 7pm on Sun.

Recommendation

Variation of condition 2 on application 9200224 to extend opening hours to: 8:00 to 19:00 Monday to Saturday and 9:00 to 19:00 on Sunday.

Item 6/1 – Recommendation: Grant – 27 Turney Road, London SE21 8LX (See pages 14 – 26)

Proposal: Demolition of the existing conservatory and erection of a new single storey side/ rear extension to old boundary line. Extension and realignment of the rear boundary to the north east up to the adjoining garage structure with three new storage structures along the north east side elevation up to the Turney Road frontage.

The planning officer introduced the report, circulated plans of the scheme and responded to Members' questions.

Officers clarified that this scheme was a slight variation to the scheme previously approved by DCC.

No objectors were present at the meeting.

The applicant was present to respond to Members' questions.

RESOLVED: That planning permission be granted.

Item 6/3 – Recommendation: Grant – 103 Lordship Lane, London SE22 8HU (See pages 39 – 48)

Proposal: Display of externally illuminated fascia sign and projecting sign to front of building.

The planning officer introduced the report, circulated plans of the scheme and responded to Members' questions.

It was noted objections have been received to the illumination and the design of the fascia and projecting sign.

Members raised concern over the wording of condition 2 stating that it could mean that the lights could be switched back on after 23:00 hours.

Members also expressed concern about the fact that the lights could be left on all day and suggested the condition be reworded and the lighting to be energy efficient.

RESOLVED: That advertisement consent be approved subject to an amendment to Condition 2 and a new informative.

Condition 2

The illuminated fascia and projecting signage

hereby approved shall only be illuminated during the hours of darkness and not at all after 22:00 hours or before 15:00 hours daily.

Reason

To safeguard the amenity of the residential properties above the premises and to reduce energy consumption in accordance with Policies 3.2 Protection of amenity and 3.4 Energy efficiency of the Southwark Plan 2010.

7. NON DEVELOPMENT CONTROL ITEM

Planning Enforcement update – information report (See pages 49 – 61)

The planning enforcement officer introduced the report and briefed Members on the progress of the key cases during the months – January 2010 to March 2010.

This included performance data – dealing with investigations and overall performance on cases which relate to enforcement notices, appeals and alleged breaches etc within the Dulwich community council area.

RESOLVED: That the report on planning enforcement be noted.

The meeting closed at 8.30 p.m.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 10 June 2010	Meeting Name: Dulwich Community Council
Report title:		Development Management	
Ward(s) or groups affected:		All within Dulwich [College, East Dulwich & Village] Community Council area	
From:		Strategic Director of Regeneration and Neighbourhoods	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Article 8 which describes the role and functions of the planning committee and Article 10 which describes the role and functions of community councils. These were agreed by the constitutional meeting of the council on May 23 2007 and amended on January 30 2008. The matters reserved to the planning committee and community councils Exercising Planning Functions are described in part 3F of the Southwark council constitution. These functions were delegated to the planning committee.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate -
6. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the First Secretary of State and any directions made by the Mayor of London.
7. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

8. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
9. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
10. Applicants have the right to appeal to the First Secretary of State against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the council's case.
11. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
12. Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.
13. All legal/Counsel fees and costs as well as awards of costs against the council are borne by the regeneration and neighbourhood's budget.

Community Impact Statement

14. Community Impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

15. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the development & building control manager shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
16. A resolution to grant planning permission subject to legal agreement shall mean that the development & building control manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the strategic director of legal and democratic services, and which is satisfactory to the development & building control manager. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under

section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the strategic director of legal & democratic services. The planning permission will not be issued unless such an agreement is completed.

17. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
18. The development plan is currently the Southwark Plan (UDP) 2007 adopted by the council in July 2007 and the London Plan (consolidated with alterations since 2004) published in February 2008. The enlarged definition of "development plan" arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
19. Section 106 of the Town and Country Planning Act 1990 as amended introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:
 - I. restrict the development or use of the land;
 - II. require operations or activities to be carried out in, on, under or over the land;
 - III. require the land to be used in any specified way; or
 - IV. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

20. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda June 27 2007 and Council Assembly Agenda January 30 2008	Constitutional Team Communities, Law & Governance 2 nd Floor 160 Tooley Street PO Box 64529 London SE1 5LX	Beverley Olamijulo 020 7525 7234
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE27 3ES	The named case Officer as listed or Gary Rice 020 7525 5437

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Communities, Law & Governance	
Report Author	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
Version	Final	
Dated	March 21 2008	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Strategic Director of Regeneration and Neighbourhoods	No	No
Head of Development Management	No	No

ITEMS ON AGENDA OF THE DULWICH CC
on Thursday 10 June 2010

Appl. Type Full Planning Permission
Site LAND ADJOINING 114 WOODLAND ROAD, LONDON, SE19 1PA

Reg. No. 09-AP-2130

TP No. TP/2575-114

Ward College

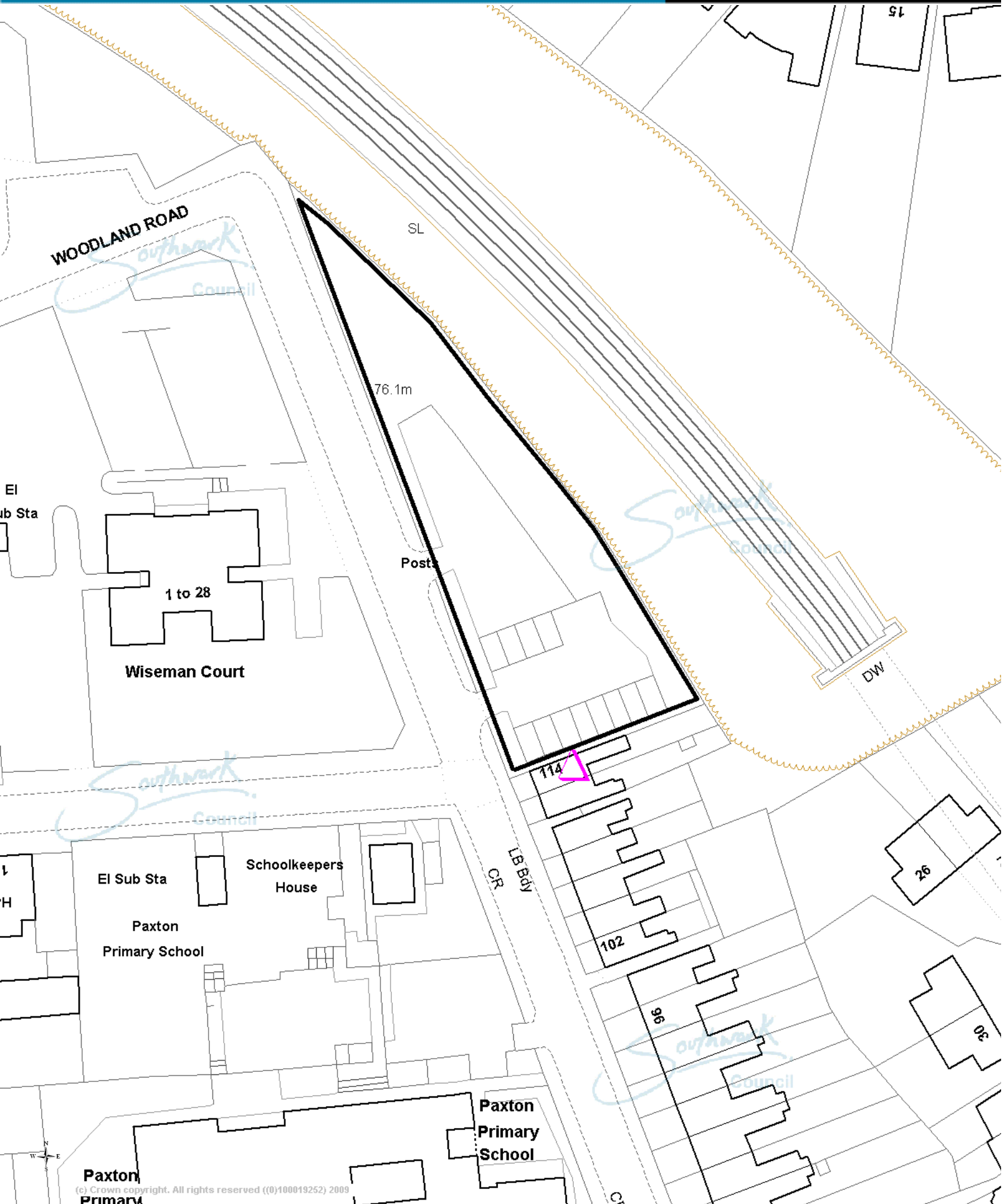
Officer Sonia Watson

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 1/1

Proposal

Construction of a three / four storey block consisting of twelve new dwellings (5 x 4 bedroom houses, 1 x 4 bedroom maisonette, 5 x 2 bedroom flats and 1 x 1 bedroom flat) with associated landscaping and cycle parking.



ITEM NUMBER 1.1	Classification OPEN	Decision Level Dulwich Community Council	Date 10/06/2010
From Head of Development Management		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-AP-2130) Construction of a three / four storey block consisting of twelve new homes (5 x 4 bedroom houses, 1 x 4 bedroom maisonette, 5 x 2 bedroom flats and 1 x 1 bedroom flat) with associated landscaping and cycle parking.		Address LAND ADJOINING 114 WOODLAND ROAD, LONDON, SE19 1PA Ward College	
Application Start Date 29/09/2009		Application Expiry Date 29/12/2009	

PURPOSE

- 1 To consider the above application, which is recommended for approval and has received more than 3 objections.

RECOMMENDATION

- 2 Grant planning permission subject to conditions and an agreement that allows the applicants to make a contribution to secure funding for local improvements.

BACKGROUND

- 3 This item was deferred from the Dulwich Community Council meeting on 18/03/2010 at the request Members so that a site visit could be arranged. The site visit took place on 27 May 2010.
- 4 In addition to the site visit, a late objection was received by the Crystal Palace Community Association and Crystal Palace Triangle Planning Group (CPTPG) raising the following points:
- 5 Design - The officers report acknowledges the poor design of the elevations; such negative terms can not be reconciled with the assertions that the development has quality. The design of the housing blocks shows an increase in height as the road goes downhill. This is in conflict with the existing roof line which decreases to follow the downward slope of the road.
- 6 Amenity space - The communal amenity space is a slither of triangular land on the edge of the railway embankment, which would be overshadowed by the flank of the 4 storey block and noisy because of the frequent train services.
- 7 Residential standards and disability access - The proposal fails to meet lifetime home standards; the justification for no wheelchair units within the scheme is unfounded; the section of Woodland Road is not of its steepest that would make wheelchair use difficult.
- 8 Incorrect calculations and density levels - The calculation of habitable rooms is incorrect with the design and access statement. The measurement of the site area is

incorrect and should be 0.14 not 0.2. We calculate the density to equate to 450 hrph. The room sizes are currently under review within the London Plan and the one-bed unit would not meet the new minimum.

9

Impact on local amenities - The proposal would increase pressure on the local primary school and the nearby GP.

10

Parking - Although a high PTAL the surrounding roads suffer from high parking stress, with no parking provided within this scheme and only 30 spaces provided in the 54 unit Lambeth scheme, forcing visitors and residents onto surrounding roads. Woodland Rd is narrow and vehicles parked on both side would restrict the flow of traffic along this road.

11

Sustainability - Code level 3 indicates that the design is poor a quality design could achieve code 5.

12

A letter was also received from Mr Goddard representing a local association raising the following points;

- The design of the elevations, both front and rear, is poor and out of character with that of the other buildings in the area. The development proposals do not, to quote the applicants' own words "echo the rhythm and scale of the existing terrace".
- The height of the new buildings should in any event be limited to a maximum of three stories, which is the maximum height of the existing buildings in Woodland Road.
- The proposal represents a significant overdevelopment of the site.
- The amenity space provided for the enjoyment of the occupiers of the proposed flats is inadequate in size.
- Planning permission should not be given for any new developments which do not include adequate off-street parking equivalent to the number of additional motor vehicles which the development in question is likely to attract.
- We would suggest that the four reasons given for refusal of the 2002 application (failure of the design to integrate visually with the neighbouring buildings, insufficient regard for the proximity of the Gypsy Hill Conservation Area, over-dominance of the scheme in the streetscape, and loss of visual amenity with insufficient amenity/playspace for children.

13

The applicants agents have also written in direct response to the concerns raised by the CPCA/CPTPG, and these responses are included below:

14

Design - The application have been subject to consultation with officers, the application has not been recommended for refusal on the basis of the design.

15

Height - Much of the existing Victorian housing along Woodland road is 3-storey with high floor to ceiling heights. The proposed houses do drop in height as the road drops down and do not exceed the heights of the nearest existing 3 storey houses.

16

Amenity space - The area allocated for the 5 units is 442 sq metres and complies with Southwark's SPD.

17

Residential standards and disability access - A comprehensive review of lifetime homes has been conducted and it is confirmed that all units would comply with the

standard. Level access could be achieved from the street to the units and the life time homes audit demonstrates that the properties could be adapted to the needs of wheelchair users.

- 18 Incorrect calculations and density levels - It is agreed that the density calculation within the Design and access statement is incorrect, however the calculation for habitable rooms is in line with Southwark guidance and does equate to 48 habitable rooms. The site area is calculated at 0.1792 ha, with a resulting density of 268 hrph.
- 19 Impact on local amenities - L. B of Lambeth did not raise any objection to the scheme, in terms of impacts a contribution is being made by the applicant.
- 20 Sustainability - Both the Local Planning Authority and the Housing Corporation Association require a minimum of Code level 3 which would be delivered by this scheme. Achieving a higher code would present a higher cost that would make the scheme unviable.
- 21 Parking - The proposed location is the optimum site for a car free development, the parking survey undertaken demonstrates the capacity for on street parking and an analysis of the car ownership in Gipsy Hill and College wards demonstrates a car ownership level of between 0.66 and 0.87 vehicles per household. Further parking was never given in a reason for refusal in the previous planning decisions.
- 22 The comments raised by the Local Groups as above have been considered. The issues around the design, height and amenity space have been raised previously and are discussed in the report below. In respect of the site area these have been calculated using GIS and is taken to concur with the applicants calculation and the density is agreed to be 268 hrph. It is noted that the calculation for habitable rooms used by the community group does not conform with the standards applied at Southwark and therefore produces a very different density figure.
- 23 The main considerations of the case are as set out in the earlier report and the recommendation remains to grant permission subject to the unilateral undertaking as agreed with officers.

ITEM NUMBER	Classification	Decision Level	Date
	OPEN	Dulwich Community Council	18/03/2010
From	Title of Report		
Head of Development Management	DEVELOPMENT MANAGEMENT		
Proposal (09-AP-2130)	Address		
Construction of a three / four storey block consisting of twelve new homes (5 x 4 bedroom houses, 1 x 4 bedroom maisonette, 5 x 2 bedroom flats and 1 x 1 bedroom flat) with associated landscaping and cycle parking.	LAND ADJOINING 114 WOODLAND ROAD, LONDON, SE19 1PA		
	Ward College		
Application Start Date 29/09/2009	Application Expiry Date 29/12/2009		

PURPOSE

- 1 To consider the above application, which is recommended for approval and has received more than 3 objections.

RECOMMENDATION

- 2 Grant planning permission subject to an agreement that allows the applicants to make a contribution to secure funding for local improvements.

BACKGROUND

Site location and description

- 3 The application site is located on the north eastern side of Woodland Road and is of an irregular shape with a total area of approximately 0.2ha. The site is currently overgrown with derelict garages to the southern section of the site. The site falls away fairly steeply leading down towards the railway embankment and there is an area of land to the rear of the site which can not be developed.
- 4 To the south of the site is a row of residential terraces ranging between two and three storeys in height. Immediately to the north and east of the site is the main rail line and across Woodland Road to the west is a seven storey high Council housing block.
- 5 The area is characterised by residential uses with the exception of a school located to the south west of the site.
- 6 The site does not lie within a Conservation Area. However, Gipsy Hill Conservation Area which lies in LB Lambeth is a short distance away, but does not adjoin the site. There are no listed buildings in the immediate vicinity.

It should be noted that Woodland Road is the boundary between Southwark and Lambeth Borough Council Areas.

Details of proposal

- 7 Planning permission is sought for the redevelopment of the site for the construction of a part 3, part 4 storey building which would comprise a total of 12 residential units.
- 8 The proposal consists of a mix of houses and flats, all of which will be set back from the pavement maintaining the existing building line of the street.
- 9 The building would take the form of a modern terrace with variation in the roof form to include intermittent gables with a variation in height. The bulk of the building would be towards the end of the terrace, taking advantage of the slope in the hill.
- 10 The proposed building would incorporate a variety of material types including brick and render. A number of the dwellings will have juliette style balconies on the front elevation.
- 11 The development does not extend across the full width of the site and a triangular section of land immediately opposite the car parking area of Wiseman Court would be landscaped to form a garden for the flatted element of the scheme.

Planning history

- 12 The site has been subject of a number of planning applications dating back to 2002.
- 13 02/CO/0530 Planning permission was refused at planning committee on 24/07/2002 for the demolition of existing derelict garages & construction of 3 storey building to provide temporary residential accommodation and a 2 storey care takers house, lay out one parking space and hard and soft landscaping. The application was refused for

the following reason;

- The proposed development by reason of its appearance and extent of site coverage would be detrimental to the Gipsy Hill Conservation Area (L.B. Lambeth).

14 07/AP/2165 Planning permission was refused under officers delegated powers on 3/1/2008 for redevelopment of the site for provision of a terrace houses and a block of flats on part 3 and part 4 storeys, total of 13 units, and communal garden to north of site for new development. The reasons for refusal were as follows;

- Insufficient information has been provided to justify that the development would be incapable of making a reasonable level of financial contribution based on a 35% affordable housing scheme, such that would mitigate the resulting impacts from the development.
- Insufficient information has been submitted to fully assess the sustainability aspects of the proposal and the impact they may have on the amenity of adjoining and future occupiers.

Planning history of adjoining sites

15 3-5 Cawnpore Street - 99-107 Woodland Road and land to the rear of 72 - 88 Gipsy Hill - redevelopment of the site involving the demolition of the existing buildings and erection of two buildings ranging from 3 to 5 storeys in height with basement level to provide 268sqm of Class B1 Office floorspace and 54 self-contained flats comprising 7 x 1 bedroom, 35 x 2 bedroom 10 x 3 bedroom and 2 x 4 bedroom dwellings, together with provision of 30 car parking spaces and 10 motorcycle spaces at basement level, surface level cycle storage, landscaping and boundary treatment.

16 Whilst not adjoining the site, this development has been granted permission (1/11/2007) by London Borough of Lambeth and is currently under construction.

FACTORS FOR CONSIDERATION

Main Issues

17 The main issues in this case are:

- a] the principle of the development in terms of land use and conformity with strategic policies.
- b] density;
- c] housing tenure and mix;
- d] amenity;
- e] traffic and parking;
- f] design;
- g] planning obligations;
- h] energy;
- i] trees;

j] biodiversity.

Planning Policy

- Southwark Plan 2007 [July]
- 18 SP1 - Sustainability, equality and diversity
 SP3 - Quality and accessibility
 SP10 - Development impacts
 SP11 - Amenity and environmental quality
 SP12 - Pollution
 SP13 - Design and heritage
 SP14 - Sustainable buildings
 SP17 - Housing
 SP18 - Sustainable transport
- 2.5 - Planning obligations
 3.2 - Protection of amenity
 3.3 - Sustainability assessment
 3.4 - Energy efficiency
 3.5 - Renewable energy
 3.7 - Waste reduction
 3.11 - Efficient use of land
 3.12 - Quality in design
 3.13 - Urban design
 3.14 - Designing out crime
 3.28 - Biodiversity
 4.1 - Density of residential development
 4.2 - Quality of residential accommodation
 4.3 - Mix of dwellings
 4.4 - Affordable housing
 4.5 - Wheelchair affordable housing
 5.2 - Transport impacts
 5.3 - Walking and cycling
 5.6 - Car parking
 5.7 - Parking standards for disabled people and the mobility impaired
- Section 106 Planning Obligations SPD (July 2007)
 Residential Design Standards SPD (September 2008)
 Affordable Housing SPD (September 2008)
 Sustainable Design and Construction SPD (February 2009)
- London Plan consolidated with alterations since 2004
- 19 2A.1 Sustainability criteria
 3A.1 Increasing London's supply of housing
 3A.2 Borough housing targets
 3A.3 Maximising the potential of sites
 3A.5 Housing choice
 3A.6 Quality of new housing provision
 3A.9 Affordable housing targets
 3A.11 Affordable housing thresholds
 3A.18 Protection and enhancement of social infrastructure and community facilities
 3A.20 Health objectives
 3C.1 Integrating transport and development
 3C.3 Sustainable transport in London
 3C.23 Parking strategy

3D.8 Realising the value of open space and green infrastructure
 4A.1 Climate change
 4A.3 Sustainable design and construction
 4A.4 Energy assessment
 4A.7 Renewable Energy.
 4A.9 Adaptation to Climate Change
 4A.14 Sustainable drainage
 4A.16 Water supplies and resources
 4A.19 Air quality
 4A.22 Waste management
 4A.28 Construction, excavation and demolition waste
 4B.1 Design principles for a compact city
 4B.5 Creating an inclusive environment
 4B.6 Safety, Security and fire prevention and protection
 4B.8 Respect local context and communities
 4B.11 London's built heritage

Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]

- 20 PPS1: Delivering Sustainable Development (January 2005)
 PPS3: Housing (November 2006)
 PPG13: Transport (April 2001)
 PPG15 Planning and the Historic Environment
 PPG24: Planning and Noise (October 1994)
Consultations

- 21 Site notice date:09/10/2009 Press notice date:08/10/2009

Neighbour consultation letters sent:08/10/2009

Case officer site visit date:09/10/2009

- 22 Internal consultees
 Access
 Arboricultural Officer
 Ecology Officer
 Environmental Protection
 Transport
 Waste management

- 23 Statutory and non-statutory consultees
 Lambeth Council
 Natural England - London Region
 Thames Water
 Southwark Cyclists
 Railtrack Southern

- 24 Neighbour consultees
 See Appendix 1.

- 25 Re-consultation
 Following the first round of consultations the applicant arranged a meeting with some of the residents to go through the concerns raised. As a result of this meeting amendments were made to the scheme which included alterations to the front elevation and a small reduction in the overall height of the buildings. A further letter was sent to residents on 5 January 2010.

Consultation replies

Internal consultees

- 26 Access - Raise no objections to the lack of wheelchair units due to the location.
 Arboricultural Officer - Raise no objections subject to conditions
 Ecology Officer - Raise no objections subject to conditions.
 Environmental Protection - Raise no objections subject to conditions to reduce noise to rear bedroom windows and with respect to soil contamination
 Transport - Raise no objections
 Waste management - No comments received.

Statutory and non-statutory consultees

- 27 Lambeth Council - Raise no objections.
 Natural England - London Region - Raise no objections subject to conditions to ensure mitigation measures are put into place should badger habitats being found.
 Thames Water - Raise no objections.
 Southwark Cyclists - Request condition for 130% cycle parking.
 Railtrack Southern - No comments received.
 Crystal Palace Community Association - Object to the application on the following grounds:

- The proposal does not attempt to pay regard to context.
- The previous schemes were both refused, the earlier scheme for its contemporary style and for being out of keeping with the area. The reason of dominance given in the 2002 refusal is equally applicable in this case.
- The current proposal is a pastiche of poor quality.
- The end buildings are too high and will create an unacceptable degree of overshadowing to the communal gardens at the side.
- The main street facade is poorly designed.
- Taken together the banal front, visually prominent front elevations, excessive and dominant height, the poor quality amenity space and lack of parking are each on their own sufficient to warrant refusal of the scheme.

Neighbour consultees

- 28 A list of addresses from residents commenting on the application is given below. A total of 24 objections and 1 letter of support were received in response to the initial round of consultation and a further 16 objections were received to the second consultation. A list of addresses, (where given, of comments received are at Appendix 2).
- 29 The comments raised are listed below;
- 30 Support - It will improve the tone of the neighbourhood as well as provide some much needed housing.
- 31 • Density, height and bulk
 The strip of land is too narrow and too short to be developed. The building is too high at 4 storeys and the solid flat end of the lower block will be seen immediately rounding the bend in the road. The density of 31 bedrooms on such a small site would exceed the density levels for this area.
- 32 • Parking
 There is no parking and with the school nearby will be dangerous. There will be an influx of children in the area which is already overcrowded. Woodland Road and the surrounding streets are heavily parked with very few spaces in the evening and weekends. The parking survey is not an accurate reflection of average parking

conditions.

- 33 • Design
The 4 storey element is out of scale with this part of Woodland Road. The properties immediately adjoining are 2 and 3 storey. The highest part of the roof is more than the ridge of the 3 storey properties several houses away. This will be unattractive when viewed from the northern end of Woodland Road, but also noticeable from the southern end at the edge of the conservation area. The size, design and materials are completely out of keeping with others in this part of Woodland Road. Full height patio door style windows with protective balcony coverings cannot be found anywhere on this side of the road. The proposed variation of materials along the frontage fails to adequately break up the design of the block. The new units would be very close to the road giving a bulky and overbearing feel to the streetscape. The heights of the building look questionable and the slope shown on the drawings does not appear to reflect the existing situation, consequently the buildings are taller than some of the tallest buildings on this side of the road.
- 34 • Daylight and sunlight
The proposal will block sunlight and daylight coming into my flat, as the sun only comes in from that side.
- 35 • The area will be noisier.
- 36 • Loss of trees close to the conservation area and impact on wildlife.
- 37 • Woodland Road cannot sustain more development and will overload the area and infrastructure.
- 38 • The consultation by HTA was for a different design and pre-Cawnpore St.
- 39 • The new plans do not reflect the haphazard irregularities of the existing buildings on Woodland Road, and the slope is not used to mitigate the height impact. The artist's impression of the road gives a misleading idea of the width which is very narrow, the proximity of the buildings to the road will make them overbearing and dominant.
- 40 A letter was received from Cllr Andrew Gibson who is a ward councillor for the Gipsy Hill Ward, he objects as follows
- Housing density will give rise to many problems and as such the application represents an attempt at over intensive development.
 - Parking stress, the area suffers from commuter parking and the peak parking stress has not been identified properly and will worsen with the Cawnpore Street development
 - The applicant is trying to get onto a cramped site sloping next to a railway line, the internal proportions are not very generous, fewer dwellings should be proposed.
 - The design is out of keeping with the area, the height design and massing of the proposed development are incongruous and unsightly. The roofline is out of kilter with the surroundings.
- Re-consultation
- 41 The objections received as part of the reconsultation reiterated the original concerns on overdevelopment, poor design, congestion and parking stress, not a mixed development (100% social housing).

PLANNING CONSIDERATIONS

Principle of development

- 42 The site is not subject to any designation in the Southwark Plan. The prevailing character of the surrounding area is residential, and as such there are no objections to the principle of the proposed development in landuse terms.
- 43 The Council's housing needs survey was updated in 2006 and found that there is a significant shortfall of housing in the Borough, a general need for more family housing, the greatest need in the private housing sector is for 1 and 2 bedroom properties and the greatest need in the affordable housing sector is for 3-bedroom properties. The proposal would be in accordance with the aims and objectives of PPS3: Housing and the London Plan in providing residential accommodation on an vacant site, and the provision of 100% affordable housing is welcomed. Given the limited number of units, it is not considered that this would lead to an overconcentration of housing in one tenure type in this area.
- 44 The redevelopment of the site for residential purposes is generally accepted and this is reflected in earlier refusals which did not determine that the site was unsuitable for residential purposes and this was never given as a reason for refusal of planning permission.

Environmental impact assessment

- 45 Not required for a scheme of this type or size.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 46 Outlook and privacy
The proposal would adjoin no.114 Woodland Road and this would be the property most affected by the physical impacts of the scheme. The proposal would not sit immediately on the boundary with no. 114 whose flank wall extends on the boundary with the application site. The plot adjoining 114 would be a single dwelling house with a side access gate leading out to the rear garden. The dwelling would not extend out as far as the outrigger of no 114 and no windows are proposed on the flank elevation. Due to the orientation of no 114 and the location of the long blank wall on the boundary it is not considered that the proposal would impact on the general outlook and privacy to this dwelling.
- 47 Daylight and Sunlight
Objections have been received in respect of loss of sunlight to dwellings in Wiseman Court. The development site would be located approximately 23 metres from Wiseman Court and lies in a north easterly direction to this building. It is unlikely that the proposal will have any negative impact to the daylight and sunlight received to this property.

In terms of the impacts on neighbours, it is considered that the proposal is compliant with Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 48 Design (see paragraphs 56 - 59)

- 50 Parking (see paragraph 52 - 55)

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 51 The proposal is for housing in an area which is residential in character. Whilst there has been some concern raised around the provision of an entirely social housing scheme, the use remains residential and is not seen to conflict with the residential nature of the area.

Traffic issues

- 52 The site lies within an area with a high public transport accessibility level (PTAL) rated 5. No car parking is provided with the proposal and this has raised a lot of local concern. The Council's transport officer has not raised any objections to the absence of any off street parking in respect of the proposal due to the location.
- 53 Local residents are concerned that the demand for on street parking as a result of this development and combined with the development in Lambeth would place undue parking stress on the local streets.
- 54 The concern raised is noted, however in the consideration of this case the lack of parking would not be a justifiable reason for refusal, as the site is not being over developed as reflected in the low density and the generous level of outdoor space provided. Further it is noted from the historic plans of the site the terrace along Woodland Road contained a further 14 houses none of which would have had any off street parking.

Cycle parking

- 55 Storage for a total of 13 bicycles would be provided. Ten would be accessed off the ground floor internal corridor for the flats. Cycle storage is not provided in the front of the building for the houses as this would add clutter to the front of the dwellings. The end properties have a side gate and external access to side/rear storage which would accommodate the additional 3 spaces. It is recommended that a condition be imposed to ensure that the cycle storage is provided.

Design issues

- 56 In terms of height, scale and massing, this proposal has been through a series of amendments and it is now considered that it has reached an acceptable solution. The variety of three and four storey blocks stepping-down the hill marks an acceptable response to the scale and variety of houses that are evident in the existing eastern side of Woodlands Road. The scale of the four-storey block at the lower northern end of the site has been questioned, but it is felt that this provides a strong termination to the terrace and is an adequately contextual response.
- 57 The height needs to be carefully controlled, as no heights are indicated on the plans. For this reason the benchmark should be the closest 3-storey semi-detached houses in the existing streetscape [No.s 108+110] relative to which no eaves or ridge level on the proposal should be equal or exceeding.
- 58 The proposal has sought to introduce a level of variety in the design that reflects the house plot-widths on the existing streetscape, either by physical stepping-down or gabled frontages and changes in facing materials. It is recommend that sample-boards be submitted to show the quality of materials and finishes, and to demonstrate how they respond to their context. Some variety is also achieved in the fenestration and door patterns, but there is still a repetitive quality in their distribution that could have been more imaginative and interesting. It is unfortunate that the rear facades have (apparently) received much less consideration than the streetscape, displaying a lack of character and architectural interest.

- 59 On balance it is considered that this proposal has reached an acceptable level of design and contextual response for this site, and can now be supported when assessed against policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

Impact on character and setting of a listed building and/or conservation area

- 60 The proposal does not lie within a conservation area, although it is close to the Gipsy Hill Conservation area in Lambeth. Lambeth Council were consulted on this application and have written that they have no objections. Lambeth have previously raised objections to earlier schemes on the grounds of the impact on the conservation area. Southwark officers do not believe that the proposal would impact negatively on the Gipsy Hill Conservation Area, which would be more affected by the Cawnpore Street development.

As such, it is considered that the proposal would preserve the character and appearance of the Conservation Area, in accordance with the guidance in PPG15.

Impact on trees

- 61 Objections have been raised in relation to the loss of trees on site. The site is heavily vegetated however the trees are primarily located along the eastern and north western boundaries. On advice given by officers as part of the pre-application process, the proposal has been designed to ensure that the three trees fronting the street are retained. Many of the other trees on the site were self-seeded and have grown too close to each other. Additional tree planting within the site could be included as a landscape condition and no objections are raised on these grounds.
- 62 Further discussions with the applicant have determined that it may be possible to retain the Ash tree which lies close to the boundary with 114 Woodland Road, (labelled T14 on the Trees to be removed plan).
- 63 No objections have been raised by the arboriculturalist subject to suitable tree protection measures and conditions to ensure suitable replacement species.

Planning obligations [S.106 undertaking or agreement]

- 64 The applicants have submitted an economic development appraisal, which demonstrates that the proposal would not be able to withstand any form of monetary contribution. This information has been examined by the Council's valuers and they have agreed the conclusions reached by the applicant that the scheme is likely to result in a loss, even with grant. Notwithstanding this the applicant has agreed to make a contribution of £30,000.
- 65 Under Policy 2.5 of the Southwark Plan the authority will seek to enter into planning obligations to mitigate against development impacts which cannot be dealt with by conditions. Officers have calculated that the total contribution would have been £44,363 to be provided as follows;
- 66
- £ 7,957 Employment during construction
 - £ 645 Employment during construction management fee
 - £16,099 Public open space, children's play equipment and sports development
 - £ 7,259 Strategic transport
 - £11,534 Health
 - £ 870 Admin fee

Given the sum of money offered would not fully meet the total contribution, officers suggest that the cost for strategic transport and public open space and children's play equipment and sports development are met, (total £23358) and the remainder (£6642) put towards the health contribution.

Other matters

Density

- 67 Policy 4.1 of the Southwark Plan limits the density of developments to prevent overdevelopment of the site from occurring. As the site is located within a suburban zone a density of between 200 and 350 habitable rooms per hectare is permissible. The density of the proposal is 266 habitable rooms per hectare which is compliant with this policy.

Dwelling Mix

- 68 Policy 4.3 of the Southwark Plan 'Mix of dwellings' states that all major residential developments should provide a mix of dwelling sizes and types to cater for the range of housing needs in the area. Further guidance is contained within the Residential Development Standards SPD which states that for major residential schemes, the majority of units should have two or more bedrooms, in developments of 15 or more dwellings at least 10% should have direct access to private outdoor space and at least 10% should be suitable for wheelchair users.

- 69 The scheme would provide 6 x 4-bed units (50%), 5 x 2-bed units (49%) 1x 1-bed unit (1%).

- 70 The proposal, whilst meeting lifetime homes standards for the proposed dwellings would not provide any wheelchair housing, due to the location of the development at the bottom of a fairly steep hill. Whilst this would not meet the requirements of Policy 4.3 the appropriateness of the site is a valid consideration. The access officer was consulted on this and considers that it would not be appropriate in this location to seek the usually provision of wheelchair housing.

Housing Tenure

- 71 The application proposes 100% affordable housing, all of which would be social rented. Policy 4.4 of the Southwark Plan generally requires a tenure split of 70:30 social rented to intermediate housing, although paragraph 5.4 of the adopted Affordable Housing SPD permits a move away from the 70:30 tenure split for schemes proposing 100% affordable housing, which are generally put forward in order to meet a specific need. As such, there are no objections in this regard.

Quality of the proposed accommodation

- 72 The proposed room sizes would comply with the Residential Design Standards SPD minimum, overall, all of the dwellings would exceed minimum floor area requirements and would receive acceptable levels of light, with all of the units being dual aspect.

- 73 The proposal would provide some defensible space in front of the ground floor windows fronting Woodland Road, enclosed by low boundary walls. This is considered to be sufficient to protect the privacy of future occupiers, subject to a condition that the boundary treatment is provided prior to occupation.

- 74 The Residential Design Standards SPD requires a minimum of 10 sqm of private amenity space for flats plus an additional 50 sqm of communal amenity space and 50 square metres for houses. The proposal would provide all of the 4 bedroom units and the 1 bed unit with over 50 sq. metres of private outdoor amenity space. The 2 bedroom units would have access to 255 sq metres of communal space at the side of the development

Biodiversity

- 75 As the site has been undeveloped for some time the area has become overgrown and attracted a variety of wildlife. In order to assess the impact of the proposal on the wild life a habitat study was submitted with the application and separate bat and badger

studies were also undertaken. The bat survey found that whilst it was likely that the railway line was used as a commuting route there were no bats within the site. Conditions have been recommended by the Ecology officer to ensure low level lighting so as not to disturb any bats and the use of bat bricks within the new dwellings.

- 76 The badger survey showed that although no evidence of badgers were found in the initial survey a monitoring study would need to be undertaken.
- 77 If evidence of badgers is confirmed from the holes in use then a mitigation strategy will need to be agreed with Natural England.
- 78 The retention of a buffer zone between this development and the railway would go some way towards mitigating for the impact on this site on biodiversity

Refuse / recycling

- 78 The plans show adequate refuse storage to serve the proposed development. The houses will have space allocated within the front gardens as will the ground floor end flat unit, which has a separate entrance from Woodland Road. The main entrance to the flat blocks would have an integral storage area to the front of the building. The areas allocated are suitably located for residents and are accessible for collection purposes. There is space for recycling receptacles although these are not marked on the plan. A condition requiring that the details for recycle stores are provided and completed prior to occupation is recommended, to ensure compliance with policy 3.7 of the Southwark Plan 'Waste reduction'.

Noise and vibration

- 79 Given the proximity of the site to the railway, a noise and vibration report has been submitted with the application. This has been reviewed by the Council's Public Protection Team who has advised that noise and vibration within the flats would fall within acceptable levels. The team has recommended a condition to control noise levels to rear bedrooms. A request for a condition on soil contamination, has been made given that the site may have been used for fly tipping in past, in order to protect the amenity of existing and future occupiers.

Conclusion

- 80 The application site has been subject of a number of applications and pre-application discussion. It is considered that the site is appropriate for residential development, the provision of large family units is in demand within the borough and the proposal would provide 6 four bedroom homes. The quality of the residential accommodation would comply with the Council's residential standards SPD save for the lack of private amenity space for some of the flatted units which would have use of the communal area to the side.
- 81 The mix of the units and the level of development proposed would meet the requirements of Southwark Plan Policies, and the absence of wheelchair units is understandable in the given location and this is not seen as sufficiently justifiable as a reason for refusal.
- 82 The majority of concerns raised by residents have been around design and parking. The design is considered to address the street appropriately, whilst of a modern design it does pick up on elements of the Victorian dwellings further up the road and maintains the established building lines. It is understandable that the scheme may not appeal to all but in the view of officers with the use of sufficiently robust and good quality materials the proposed development will infill this stretch of Woodland Road and offer an improvement to the streetscene compared with the existing hoarded site.

The lack of parking has not given rise to objections from transport officers; this is due to its location and to the impact of off street parking on the further loss of trees within the site.

84

This is a site that has previously been developed with 14 houses. It is acknowledged that the development in neighbouring Lambeth will be significant in its impact on the area, this is not in itself justification to stifle what is a relatively modest scheme. It is therefore recommended that planning permission be granted subject to the completion of the unilateral agreement.

COMMUNITY IMPACT STATEMENT

85 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as parking, design and loss of trees.

c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are use some of the contribution towards strategic transport, to ensure the materials in respect of the design are submitted for further approval and to ensure the development retains as many trees as possible and provides a good standard of landscaping for the development.

HUMAN RIGHTS

86 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant. This application has the legitimate aim of providing a residential development for 12 new residential units. The rights potentially engaged by this application, including a right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

87 The proposal would provide an overall reduction of 20% in carbon emissions with the use of photovoltaic panels on the roof to produce electricity for the proposed dwellings. Each solar photovoltaic panel will link to an inverter within each dwelling so that the tenant directly benefits either from direct electrical generation, or by export to the grid. The dwellings will be low energy light fittings, both internally and externally, with timers and sensors on the external lights. The internal water consumption will be restricted through dual flush toilets, 130 litre baths and flow restrictors on taps and showers, water butts will be provided in all of the gardens.

88 The proposal is being designed to achieve code level 3. This complies with the minimum standard set out in the Sustainable Design and Construction SPD and a condition to ensure this is carried through to the completed development is recommended.

LEAD OFFICER	Gary Rice	Head of Development Management
REPORT AUTHOR	Sonia Watson	Team Leader - Development

Management [tel. 020 7525 5434]

CASE FILE TP/2575-114
 Papers held at: Regeneration and neighbourhoods dept.
 tel.: 020 7525 5403 email:planning.enquiries@southwark.gov.uk

Appendix 1

Neighbour Consultee List for Application Reg. No. 09-AP-2130

TP No	TP/2575-114	Site	LAND ADJOINING 114 WOODLAND ROAD, LONDON, SE19 1PA
App. Type	Full Planning Permission		

Date Printed	Address
08/10/2009	98 WOODLAND ROAD LONDON SE19 1PA
08/10/2009	102 WOODLAND ROAD LONDON SE19 1PA
08/10/2009	108 WOODLAND ROAD LONDON SE19 1PA
08/10/2009	112 WOODLAND ROAD LONDON SE19 1PA
08/10/2009	18 JASPER ROAD LONDON SE19 1SJ
08/10/2009	22 JASPER ROAD LONDON SE19 1SJ
08/10/2009	26 JASPER ROAD LONDON SE19 1SJ
08/10/2009	30 JASPER ROAD LONDON SE19 1SJ
08/10/2009	30B JASPER ROAD LONDON SE19 1SJ
08/10/2009	96A WOODLAND ROAD LONDON SE19 1PH
08/10/2009	96C WOODLAND ROAD LONDON SE19 1PH
08/10/2009	90B WOODLAND ROAD LONDON SE19 1PA
08/10/2009	FLAT 1 86 WOODLAND ROAD LONDON SE19 1PA
08/10/2009	FLAT 16 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 1 82 WOODLAND ROAD LONDON SE19 1PA
08/10/2009	FLAT 3 82 WOODLAND ROAD LONDON SE19 1PA
08/10/2009	FLAT 23 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 25 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 27 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 4 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 6 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 8 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 1 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 11 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 13 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 15 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 18 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 2 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 21 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 9 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009	FLAT 1 84-86 WOODLAND ROAD LONDON SE19 1PA
08/10/2009	FLAT 3 84-86 WOODLAND ROAD LONDON SE19 1PA
08/10/2009	FLAT 5 84-86 WOODLAND ROAD LONDON SE19 1PA
08/10/2009	FLAT 28 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009	FLAT 4 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009	GROUND FLOOR FLAT 92 WOODLAND ROAD LONDON SE19 1PA
08/10/2009	FLAT 18 FORBES COURT GIPSY HILL LONDON SE19 1PJ

08/10/2009 FLAT 16 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 5 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 1 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 23 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 22 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 13 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 15 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 27 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 30A JASPER ROAD LONDON SE19 1SJ
08/10/2009 104 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 106 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 110 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 88 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 16 JASPER ROAD LONDON SE19 1SJ
08/10/2009 20 JASPER ROAD LONDON SE19 1SJ
08/10/2009 24 JASPER ROAD LONDON SE19 1SJ
08/10/2009 28 JASPER ROAD LONDON SE19 1SJ
08/10/2009 90A WOODLAND ROAD LONDON SE19 1PA
08/10/2009 96B WOODLAND ROAD LONDON SE19 1PA
08/10/2009 94B WOODLAND ROAD LONDON SE19 1PA
08/10/2009 94A WOODLAND ROAD LONDON SE19 1PA
08/10/2009 FLAT 10 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 12 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 14 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 17 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 19 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 20 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 22 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 24 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 26 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 3 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 5 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 7 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 2 82 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 FLAT 2 84-86 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 FLAT 4 84-86 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 FIRST FLOOR AND SECOND FLOOR FLAT 92 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 FLAT 10 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 9 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 11 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 6 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 21 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 12 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 17 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 24 FORBES COURT GIPSY HILL LONDON SE19 1PJ
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08/10/2009 FLAT 14 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 8 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 26 FORBES COURT GIPSY HILL LONDON SE19 1PJ

08/10/2009 FLAT 3 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 20 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 114 Woodland Road SE19 1PA
08/10/2009 Mercury House 1st floor south 109-119 Waterloo Road London SE1 8UL
08/10/2009 1 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 1 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 3 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 5 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 7 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 9 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 11 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 13 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 15 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 17 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 19 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 21 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 23 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 25 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 27 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 29 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 31 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 33 WOODLAND ROAD LONDON SE19 1NU
08/10/2009 35 WOODLAND ROAD LONDON SE19 1NU
08/10/2009 37 WOODLAND ROAD LONDON SE19 1NU
08/10/2009 39 WOODLAND ROAD LONDON SE19 1NU
08/10/2009 2 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 4 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 6 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 8 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 10 WOODLAND ROAD LONDON SE19 1NT
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08/10/2009 42 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 44 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 46 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 48 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 50 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 52 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 54 WOODLAND ROAD LONDON SE19 1NT

08/10/2009 56 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 58 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 60 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 62 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 64 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 1 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 2 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 3 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 4 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 5 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 6 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 7 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 8 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 9 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 10 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 11 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 12 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
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08/10/2009 14 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 15 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 16 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 17 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 18 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 19 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 20 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 21 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 22 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 23 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 24 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 25 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 26 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 27 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 28 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 48 WOODLAND HILL LONDON SE19 1NY
08/10/2009 56 CAMDEN HILL ROAD LONDON SE19 1NR
08/10/2009 56 CAMDEN HILL ROAD LONDON SE19 1NR
08/10/2009 56 CAMDEN HILL ROAD LONDON SE19 1NR
08/10/2009 49 CAMDEN HILL ROAD LONDON SE19 1NX
08/10/2009 66 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 68 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 70 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 72 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 74 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 76 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 78 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 80 WOODLAND ROAD LONDON SE19 1PA

Appendix 2
Neighbour Consultee Response List for Application Reg. No. 09-AP-2130

TP No	TP/2575-114	Site	LAND ADJOINING 114 WOODLAND ROAD, LONDON, SE19 1PA
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App. Type Full Planning Permission

Printed: 10/02/2010 Total: 37

Date Received	Address	
30/10/2009	108 WOODLAND ROAD LONDON SE19 1PA	
20/01/2010	108 WOODLAND ROAD LONDON SE19 1PA	
19/11/2009	FLAT 4 GOULD COURT WOODLAND ROAD LONDON SE19 1PH	Objects
22/10/2009	104 WOODLAND ROAD LONDON SE19 1PA	General Comments
13/11/2009	37 WOODLAND ROAD LONDON SE19 1NU	
19/11/2009	39 WOODLAND ROAD LONDON SE19 1NU	Objects
22/10/2009	42 WOODLAND ROAD LONDON SE19 1NT	
06/11/2009	42 WOODLAND ROAD LONDON SE19 1NT	
23/11/2009	44 WOODLAND ROAD LONDON SE19 1NT	
20/11/2009	2 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ	Objects
29/10/2009	6 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ	
13/11/2009	19 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ	
13/11/2009	20 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ	
02/11/2009	25 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ	
19/10/2009	26 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ	
02/11/2009	70 WOODLAND ROAD LONDON SE19 1PA	
12/10/2009	Flat G 3 Dunnage Crescent London SE16 1FJ	
26/10/2009	106 Woodland Road London SE19 1PA	
	114 Woodland Road London SE19 1PA	
11/11/2009	5B WOODLAND HILL LONDON SE19 1PB	Objects
11/11/2009	24 WOODLAND HILL LONDON SE19 1NY	Objects
13/11/2009	BASEMENT FLAT 19 CAMDEN HILL ROAD LONDON SE19 INX	
13/11/2009	Conservative Group Office Lambeth Town Hall London SW2 1RW	
06/11/2009	108 Woodland Road London SE19 1PA	
16/11/2009	44 Woodland Hill London SE19 1NY	
16/11/2009	Conservative Councillor, Gipsy Hill Lambeth Town Hall Brixton Hill London SW2 1RW	
19/11/2009	39 WOODLAND ROAD LONDON SE19 1NU	Objects
24/11/2009	10 JASPER ROAD LONDON SE19 1SJ	Objects
25/11/2009	20 Woodland Hill Upper Norwood London SE19 1NY	Objects
18/01/2010	34 Woodland Hill London SE19	
18/01/2010	9 Grazeley Court Gipsy Hill London SE19 1QR	
18/01/2010	5 Woodland Hill London SE19 1PB	
19/01/2010	Lambeth Town Hall Brixton Hill London SW2 1RW	
19/01/2010	15C Woodland Road London SE19 1NS	
19/01/2010	8 Woodland Hill London SE19 1NY	
20/01/2010	106 Woodland Road London SE19 1PA	
04/02/2010	39 Woodland Road London SE19 1NU	

RECOMMENDATION LDD MONITORING FORM REQUIRED

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	Rydon Construction & Metropolitan Housing Trust	Reg. Number 09-AP-2130
Application Type	Full Planning Permission	
Recommendation	Grant subject to Legal Agreement	Case Number TP/2575-114

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a three / four storey block consisting of twelve new dwellings (5 x 4 bedroom houses, 1 x 4 bedroom maisonette, 5 x 2 bedroom flats and 1 x 1 bedroom flat) with associated landscaping and cycle parking.

At: LAND ADJOINING 114 WOODLAND ROAD, LONDON, SE19 1PA

In accordance with application received on 24/09/2009

and Applicant's Drawing Nos. WRD AL (0) 001, 002, 010 Rev A, 011 A, 012 A, 013 C, 015, 020 A, 021 A, 023A

Traffic Survey, Extended Phase 1 Habitat Survey, Sustainable Homes Ecological Assessment, Economic Development Appraisal, Noise Assessment, Design & Access Statement REV A, Initial Bat Survey (November 2009); Initial Badger Survey (January 2010)

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: AL (0) 010 A; AL (0) 11 A; AL (0) 12 A; AL (0)13 C; AL (0) 20 A; AL (0)21 A; AL (23) A

Reason:

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

- 3 Details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. All boundary treatment to the development shall be completed in accordance with the approved details prior to the occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of visual amenity and privacy to future occupiers of the dwellings and in accordance with policies 3.2 'Protection of amenity', 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan 2007.

- 4 Samples of all facing materials, including the brickwork pointing-mortar and landscaping materials, to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. The brickwork and mortar samples should be made available on site.

Reason:

In order that the Local Planning Authority may be satisfied as to the design details of the building and in the interest of the impact of the building upon the streetscene in accordance with Policies: 3.12 Quality in Design 3.13 Urban Design of The Southwark Plan 2007.

- 5 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 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

In the interests of visual amenity and biodiversity, in accordance with policies 3.12 'Quality in design', 3.13 'Urban design' and 3.28 'Biodiversity' of the Southwark Plan 2007.

- 6 Prior to the commencement of any work on site the applicant should carry out a contaminated land assessment to determine the extent of any contamination present. The results of assessment shall be submitted to and approved by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23.

- 7 An investigation and risk assessment, in addition to any assessment provided under planning condition 6 of this permission, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- 1 • human health,
 - 2 • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - 3 • adjoining land,
 - 4 • groundwaters and surface waters,
 - 5 • ecological systems,
 - 6 • archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23.

- 8 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23.

- 9 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified

in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23.

- 10 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23.

- 11 Prior to commencement of work on site further tests shall be carried out to ascertain whether there is evidence of badgers on the site. The details of such tests shall be submitted to and agreed in writing with the Local Planning Authority. If evidence of badgers is confirmed then no work shall begin until a mitigation strategy agreed by the Council ecologist and Natural England is implemented.

Reason

In order that the development does not harm the habitats of any protected species and in order in accordance with Policy 3.28 'Biodiversity' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 12 Prior to the commencement of work on site a detailed rear elevation plan showing the location of bat bricks within the buildings shall be provided to and approved by the Local Planning Authority to encourage and provide habitats for the local bat population. The plans shall be implemented as approved.

Reason

In order that the scheme encourages local bats where it appears they may already have an existing commuting route in accordance with Policy 3.28 'Biodiversity' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

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

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 and the impact of any lighting on local wildlife in accordance with Policies 3.2 Protection of Amenity, 3.14 Designing out Crime and 3.28 Biodiversity of the Southwark Plan (2007).

- 14 There is insufficient justification for the felling of the Ash tree identified as T14 in the Preliminary tree report by Landscape Planning. Therefore no works are permitted to the Ash tree (T14) without the submission of further details and the subsequent approval in writing by the Local Planning Authority.

Reason

In order that the scheme retains as many of the existing trees as possible and in accordance with Policy 3.28 'Biodiversity' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 15 No tree, bush, bramble, scrub, tall grassland or hedges shall be removed during the critical nesting period between 1st April and 31st August, unless the area is thoroughly checked and any work carried out under the supervision of a qualified ecologist.

Reason

These areas are potential breeding areas for local birds and their removal during the nesting season could affect any breeding birds which are protected by the Wildlife and Countryside Act 1981 as amended. No provisions can be made for the destruction of occupied bird nests, eggs or young for development purposes. This will ensure compliance with Policy 3.28 Biodiversity of the Southwark Plan 2007.

- 16 Notwithstanding the provisions of Part 1 Classes A, B, C D, E and G of the Town and Country Planning General Permitted Development Order 2008 (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the 4 single family dwellings hereby approved without the prior written consent of the Council, to whom a planning application must be made.

Reason

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Policy 3.2 Protection of Amenity and 3.12 Quality in Design of the Southwark Plan 2007

- 17 No meter boxes, flues (including balanced flues), vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation[s] of the building[s] without the prior written approval of the Local Planning Authority.

Reason

In order that the Local Planning Authority may be satisfied with the external appearance of the building and in the interest of the appearance of the building in accordance with Policy 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

- 18 The proposed buildings shall be built to the ground levels and heights as shown on the approved plans or lower; if the indicated existing ridge and eaves height levels of the neighbouring properties at nos. 108 and 110 Woodland Road should prove to be erroneous, then the ridge and eaves height of the proposed buildings shall be no higher than the relative height differences between the ridge and eaves height of nos. 108 and 110 Woodland Road.

Reason

To ensure that the proposed buildings are built to the heights relative to adjoining buildings as detailed in the design and access statement, in accordance with Policy 3.2 Protection of amenity and 3.13 Urban design of the Southwark Plan 2007.

- 19 Prior to the occupation of the development, a post construction Code for Sustainable Homes assessment demonstrating how the building has achieved a minimum of Code Level 3 shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the Local Planning Authority may be satisfied as to the energy efficiency measures and sustainability of the development, in accordance with policy 3.4 'Energy efficiency' of Southwark Plan 2007.

- 20 A minimum of 20% of the development's predicted energy requirements shall be provided by renewable energy on-site (photovoltaic panels), in accordance with the Sustainability Statement dated September 2009 and the Renewable energy statement by Whites Associates, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the renewable energy proposed, in the interest of the environmental sustainability of the development in accordance with policy 4.7A 'Renewable energy' of the London Plan (2008).

- 21 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 3.7 'Waste reduction' of the Southwark Plan 2007.

- 22 The cycle storage facilities as shown on drawing number AL (0) 020 Revision A 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 5.3 'Walking and cycling' of the Southwark Plan 2007.

- 23 All residential premises shall be designed to attain the following internal noise levels:

Bedrooms- 30dB LAeq,T* and 45dB LAfmax

Living rooms- 30dB LAeq, T*

A test shall be carried out after completion but prior to occupation to show that the criteria above have been met and the results submitted to the Local Planning Authority for approval.

*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and PPG 24: Planning and Noise.

- 24 The tree protection methods detailed within the Preliminary Tree Report by Landscape Planning (South) shall be implemented in accordance with the details therein. Prior to the commencement of works a site meeting should be held between the developers arboricultural consultant the and Local Authority Arboriculturist to ensure that the protective tree fencing has been properly erected and affords adequate protection to the root protection zones.

Reason

In order that the Local Planning Authority may be satisfied with the details of the scheme in accordance with Policy 3.12 'Quality in Design' and 3.2 'Protection of Amenity' of the Southwark Plan 2007

Reasons for granting planning permission.

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

Reasons for granting planning permission

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

a) Southwark Plan (2007)

Policy 2.5 ("Planning Obligations") seeks to ensure that any adverse effect arising from a development is taken into account and mitigated, and contributions towards infrastructure and the environment to support the development are secured, where relevant, in accordance with Circular 05/2005 and other relevant guidance.

Policy 3.1 ("Environmental effects") seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.

Policy 3.2 ("Protection of amenity") protects against the loss of amenity, including disturbance from noise, to present and future occupiers on or in the vicinity of the application site.

Policy 3.3 ("Sustainability assessment") requires major applications to be supported by a sustainability assessment

Policy 3.4 ("Energy Efficiency") states that development should be designed to maximise energy efficiency

Policy 3.5 ("Renewable Energy") states that development should draw on at least 10% of the energy requirements from on-site renewable energy production equipment or renewable energy sources.

Policy 3.6 ("Air Quality") states the permission will not be granted for development that would lead to a reduction in air quality.

Policy 3.11 ("Efficient use of land") states that all developments should ensure that they maximise the efficient use of land

Policy 3.12 ("Quality in design") requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 ("Urban design") seeks to ensure that principles of good urban design are taken into account in all developments.

Policy 3.28 (Biodiversity) seeks to take biodiversity into account in determination of planning applications.

Policy 4.1 ("Density of residential development") provides density ranges for different zones within the borough

Policy 4.4 ("Affordable Housing") seeks to secure affordable housing as part of private development

Policy 5.1 ("Locating developments") states that major developments generating a significant number of trips should be located near transport nodes.

Policy 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.

Policy 5.6 ("Car parking") requires all developments requiring car parking to minimise the number of spaces provided

b] The London Plan 2008 (Consolidated with Alterations since 2004):

3A.1 Increasing London's supply of housing, 3A.13 Special needs and specialist housing, 3B.3 Mixed use development, 3C.21 Improving Conditions for Walking, 3C.22 Improving Conditions for Cycling, 3C.23 Parking Strategy, 4A.3 Sustainable Design and Construction, 4A.4 Energy assessment, 4A.7 Renewable energy, 4A.14 Sustainable Drainage, 4A.16 Water Supplies, 4A.19 Improving Air Quality, 4A.20 Reducing Noise, 4B.1 Design Principles for a Compact City, 4B.2 Promoting World Class Architecture and Design, 4B.3 Enhancing the quality of the Public Realm, 6A.5 Planning Obligations

c] Planning Policy Statements

PPS 1: Planning for Sustainable Communities; PPG 13: Transport; PPG 16: Archaeology; PPS 22: Renewable Energy; PPG 23: Planning and Pollution Control; PPG 24: Planning and Noise; PPS 25: Development and Flood Risk; Design and Access Statements SPD (2007); Section 106 Planning Obligations SPD (2007); Residential Design Standards SPD 2008

- Particular regard was had to the principle of the residential development on this site.
- It is considered that the new building has been designed in a manner that integrates with the surrounding area, subject to conditions of consent in particular in relation to materials and detailing. The development is not considered to harm the amenities of surrounding residents, including but not limited to considerations of sunlight and daylight, outlook and privacy, and noise and disturbance.
- The proposal is considered to provide for sustainable development through the appropriate consideration of measures such as energy efficiency, waste management and use of renewable energy.
- Transport and highways impacts of the scheme are considered to be acceptable given the location of the site within an area with good access to public transport.
- Effects of the scheme on the surroundings of the site and public realm have been addressed satisfactorily, subject to conditions of consent relating to submission and implementation of a landscape plan.
- Other policies have been considered, but in this instance were not considered to have such weight as to justify a refusal of permission. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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