

Planning Sub-Committee B

Tuesday 30 October 2018

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Membership

Councillor Cleo Soanes (Chair)
Councillor Damian O'Brien (Vice-Chair)
Councillor Sirajul Islam
Councillor Nick Johnson
Councillor Darren Merrill
Councillor Victoria Olisa
Councillor Martin Seaton

Reserves

Councillor Sunil Chopra
Councillor Barrie Hargrove
Councillor James McAsh
Councillor Eliza Mann
Councillor Leanne Werner

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact Beverley Olamijulo on 020 7525 7234 or email:
Beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 22 October 2018



Planning Sub-Committee B

Tuesday 30 October 2018

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	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.	
6.	MINUTES	1 - 4
	To approve as a correct record the minutes of the meeting held on 4 September 2018.	
7.	DEVELOPMENT MANAGEMENT ITEMS	5 - 9
	7.1. SOUTHWARK PARK (NORTH SECTION) GOMM ROAD, BERMONDSEY SE16 2ET	10 - 25
	7.2. 11 ISAMBARD PLACE, LONDON SE16 7DA	26 - 40

Planning Sub-Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- | |
|---|
| <ol style="list-style-type: none">(a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.(b) The applicant or applicant's agent.(c) One representative for any supporters (who live within 100 metres of the development site).(d) Ward councillor (spokesperson) from where the proposal is located.(e) The members of the committee will then debate the application and consider the recommendation. |
|---|

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Sub-Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 7420



Planning Sub-Committee B

Minutes of the Planning Sub-Committee B held on Tuesday 4 September 2018 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
Councillor Darren Merrill
Councillor Victoria Olisa
Councillor Martin Seaton

OTHER MEMBERS

PRESENT: Councillor Kieron Williams (ward member)

OFFICER SUPPORT: Dipesh Patel (Development Management)
Alexander Cameron (Development Management)
Alex Gillott (Legal Officer)
Beverley Olamijulo (Constitutional Officer)
Jacob Kut GVA (Viability Consultant)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

Councillors Sirajul Islam, Nick Johnson and Damian O'Brien were absent from the meeting.

The chair explained that as Councillors Islam and Johnson were not present at the previous sub-committee meeting on 4 July 2018, when the planning application for 54 Camberwell Green, SE5 7AS was first considered, they would not be required to attend this meeting.

3. CONFIRMATION OF VOTING MEMBERS

The members of the committee present were confirmed as voting members.

APPOINTMENT OF VICE CHAIR FOR PLANNING SUB-COMMITTEE B

The sub-committee noted that Councillor Damian O'Brien was appointed vice chair of Planning Sub-Committee B for the remainder of 2018-19.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were declared.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to item 7 – development management item
- Members' pack.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 4 July 2018 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

ADDENDUM REPORT

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation, responses, additional information and revisions.

RESOLVED:

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.

7. 54 CAMBERWELL GREEN, LONDON SE5 7AS

Planning application reference number: 17/AP/1314

Report: see pages 6 to 32 of the agenda pack and pages 1 to 6 of the addendum report.

PROPOSAL

Change of use of the building from Class C2 (care home) to residential (Class C3), a part three and part four storey rear extension including basement, and additional floor and mansard to the existing building in order to provide 38 one to three bedroom flats (12 x 1-bed units, 20 x 2-bed units; and 6 x 3-bed). Provision of one on-site disabled car parking space, cycle parking and a refuse enclosure at ground level.

The sub-committee heard an officer's introduction to the report and addendum report. Members of the sub-committee asked questions of the officer and the consultant valuer about the viability assessments that had taken place.

There were no objectors present at the meeting who wished to speak.

The applicant was asked to come forward to answer questions from members; the applicant's agent approached and the sub-committee asked questions of the agent.

There were no supporters who lived within 100 metres of the development site present at the meeting and wishing to speak.

Councillor Kieron Williams was present to address the sub-committee and to respond to questions from members.

Members debated the application and asked further questions of officers and the consultant valuer, including what the potential for affordable housing delivery might be on a redevelopment of the site. Members discussed the two offers of affordable housing.

A motion to refuse planning permission based on the offer of 30% affordable housing with a shared ownership tenure on the grounds that the proposed development failed to provide 35% affordable housing, thus being an inefficient use of land and failing to comply with the development plan policies on efficient use of land and affordable housing was moved, seconded, put to the vote and declared carried.

A similar motion to refuse planning permission on the offer of 24% affordable housing based on a tenure split of 70% social rent and 30% shared ownership was also carried, for the same reason.

RESOLVED:

That planning application number 17/AP/1314 be refused on the grounds that the proposed development is an inefficient use of the land because it would not provide 35% affordable housing or the maximum reasonable amount of affordable housing.

The meeting ended at 8.40 pm

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 30 October 2018	Meeting Name: Planning Sub-Committee B
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

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 Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. 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.
 - c. 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.

6. 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.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the director of planning 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 director of planning 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.
13. A resolution to grant planning permission subject to legal agreement shall mean that the director of planning 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 director of law and democracy, and which is satisfactory to the director of planning. 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 director of law and democracy. The planning permission will not be issued unless such an agreement is completed.
14. 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. 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).

15. 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. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the 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).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. 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.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Beverley Olamijulo 020 7525 7420
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	The named case officer as listed or the Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidi Agada, Head of Constitutional Services	
Report Author	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	22 October 2018	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	22 October 2018	

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE B
on Tuesday 30 October 2018

Appl. Type	Full Planning Application	Reg. No.	18-AP-2766
Site	SOUTHWARK PARK (NORTH SECTION) GOMM ROAD, BERMONDSEY SE16 2ET	TP No.	TP/139-G
		Ward	Rotherhithe
		Officer	Alex Cameron

Recommendation GRANT PERMISSION FOR LIMITED PERIOD

Item 7.1

Proposal

Temporary change of use of part of the public park and the of erection of a steel shield fence to surround the Southwark Park Lantern and Lights festival from 7th November 2018 until 11th January 2019. The works would consist of:

- Production porta cabins,
- Build and backstage marquees,
- Heras fencing, crowd control and pedestrian barriers to control areas,
- Portable generators,
- PA system,
- Lighting effects,
- Scaffolding towers for lights,
- Wooden chalet style cabins for traders,
- Track mat for pedestrian walkway and trackway for production vehicles,
- Plant equipment used in the form of fork lift trucks.

Appl. Type	Full Planning Application	Reg. No.	18-AP-1254
Site	11 ISAMBARD PLACE, LONDON, SE16 7DA	TP No.	TP/515-11
		Ward	Rotherhithe
		Officer	Lisa Jordan

Recommendation GRANT PERMISSION

Item 7.2

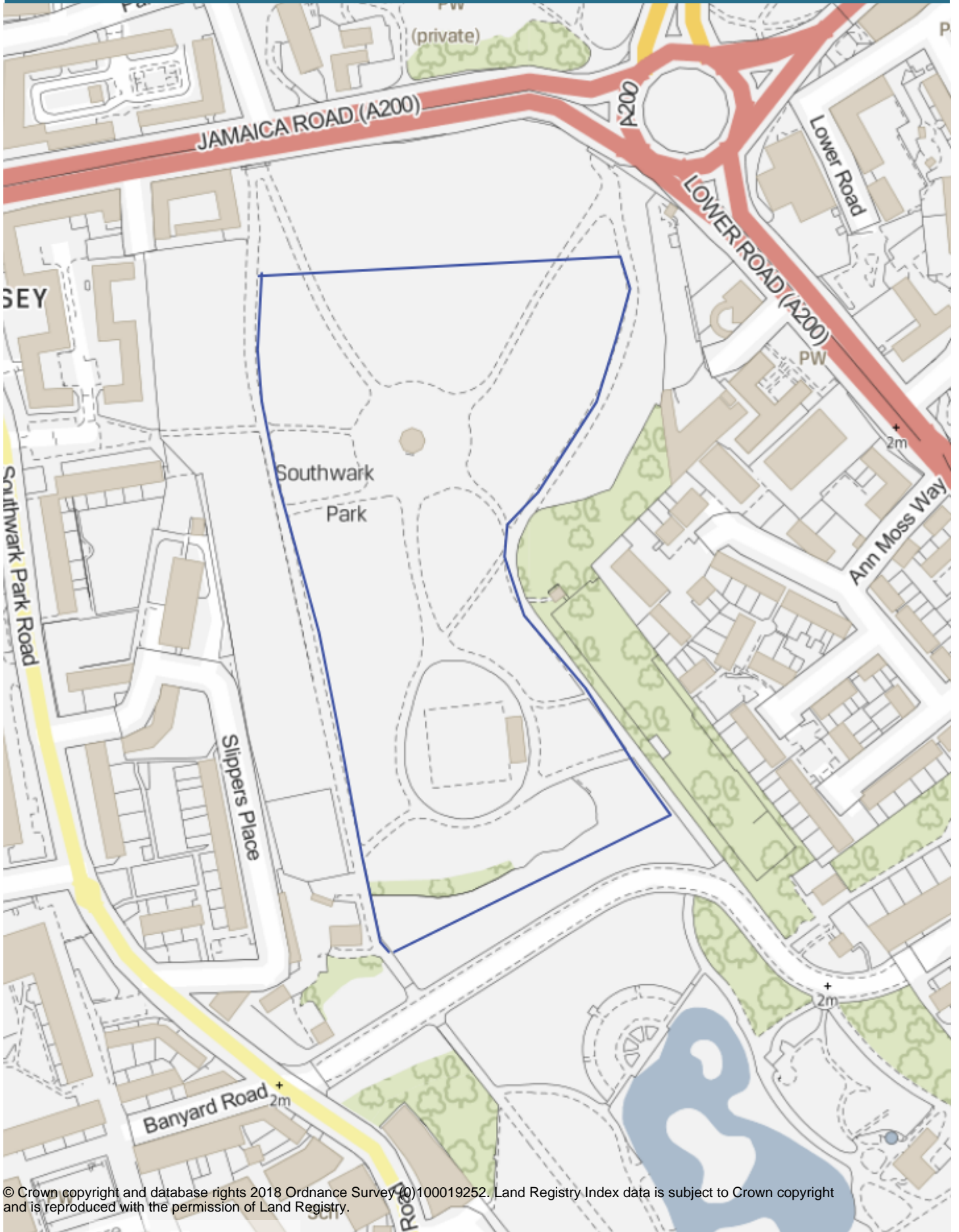
Proposal

Demolition of existing end of terrace house and construction of a two storey three bedroom family dwelling.

Agenda Item 7.1



SOUTHWARK PARK (NORTH SECTION) GOMM ROAD, SE16 2ET



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50 m

Scale = 2500

18-Oct-2018



Item No. 7.1	Classification: Open	Date: 30 October 2018	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 18/AP/2766 for: Full Planning Application Address: SOUTHWARK PARK (NORTH SECTION) GOMM ROAD, BERMONDSEY SE16 2ET Proposal: Temporary change of use of part of the public park and the of erection of a steel shield fence to surround the Southwark Park Lantern and Lights festival from 7 November 2018 until 11 January 2019. The works would consist of; production porta cabins, Build and backstage marquees, heras fencing, crowd control and pedestrian barriers to control areas, portable generators, PA system, lighting effects, scaffolding towers for lights, wooden chalet style cabins for traders, track mat for pedestrian walkway and trackway for production vehicles. There will also be plant equipment used in the form of fork lift trucks.		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning.		
Application Start Date 22/08/2018		Application Expiry Date 17/10/2018	
Earliest Decision Date 05/10/2018			

RECOMMENDATION

1. That planning permission is granted for a temporary period from 7 November 2018 until 11 January 2019

BACKGROUND INFORMATION

2. The proposed event would involve set up from 7 November 2018 until 20 November 2018, with the event then running from 21 November 2018 to 6 January 2019. The packing up of the site would then take place from 7 January 2019 and finish on 11 January 2019.

Site location and description

3. The application relates to an area of land within Southwark Park, located to the north of the site along Jamaica Road. It currently comprises grassed areas, a bandstand, tarmac paving and a number of trees.
4. Within the park there is a children's playground to the north, the CGP art gallery and cafe in a single-storey building to the north-east, and the oval sports pitches are to the south. The park entrances nearest to the application site are the ones on Jamaica Road which are close to the northwest and northeast points of the site.
5. Southwark Park is contained on the Historic England Register of Historic Parks and Gardens (Grade II). It was first laid out in the mid 19th century, although the current

layout and structures largely date from the 20th century and in recent years the park has been subject to restoration and improvement works. Heritage assets within the park are the Swedish Seaman's mission to the east of the site on Lower Road and the Former Clare College mission church to the south, both of which are Grade II listed.

Details of proposal

6. The proposal is for the temporary change of use of part of the public park and the erection of a fence to surround the Southwark Park Lantern and Lights festival from 7 November 2018 until 11 January 2019. The structures proposed include production porta cabins, build and backstage marquees, heras fencing, crowd control and pedestrian barriers, portable generators, a PA system, lighting effects, scaffolding towers for lights, wooden chalet style cabins for traders, a track mat for the pedestrian walkway and trackway for production vehicles. There will also be plant equipment used in the form of fork lift trucks.
7. The fence and porta cabin structures within the site would measure the following:
- The external fence would be 3.4m in height.
- The porta cabins are as followed:
 24ft x 9ft, with 4 windows
 20ft x 9ft production office cabin
 10ft lock up steel store
 20ft x 9ft first aid cabin
8. The application has been altered to amend the entrance and exit into the festival from the western edge of the park to the eastern entrance at Paradise Gate.

Planning history

9.

<p>13/EQ/0248 Application type: Pre-Application Enquiry (ENQ) Reinstatement of the athletics facilities at Southwark Park to include 6 lane athletics track, long/triple jump, throwing cage, javelin runway, pole vault, high jump, replacement of internal area from derelict artificial grass patch to a natural grass pitch. No works to buildings proposed Decision date 07/03/2014 Decision: Pre-application enquiry closed (EQC)</p>
<p>14/AP/2455 Application type: Full Planning Application (FUL) Reconstruction and layout changes of synthetic athletics track, conversion of synthetic turf football/hockey pitch to natural grass, installation of a hammer and discuss cage and the relocation and installation of the following athletic facilities:</p> <p>shot put circle pole vault runway long/triple jump runway and pit high jump fan and javelin runway</p> <p>Additional works include landscaping to facilitate these changes and the movement north of the fence at the southern boundary. Decision date 10/09/2014 Decision: Granted (GRA)</p>
<p>15/AP/5049 Application type: Council's Own Development - Reg. 3 (REG3) Refurbishment of the existing athletics centre pavilion building including new landscaping Decision date 06/10/2016 Decision: Granted (GRA)</p>

16/AP/3804 Application type: Variation: non-material changes (VNMC)
 Non-material amendment to planning permission 14/AP/2455 to change the wording of condition 16 in relation to operational hours from:

The use of the refurbished facilities shall not be carried on outside of the following hours:

Monday- Friday: 07:30-22:00
 Saturday: 07:30-17:00
 Sunday and Bank Holidays: 07:30-17:00

To:

The use of the refurbished facilities shall not be carried on outside of the following hours:

Monday- Friday: 06:30-22:00
 Saturday: 07:30-18:00
 Sunday and Bank Holidays: 07:30-18:00

Decision date 17/10/2016 Decision: Agreed - for app types VLA & VNMC (AGR)

17/AP/1115 Application type: Variation: non-material changes (VNMC)
 Non-material amendment to planning permission 15/AP/5049 to condition 6 (which require details of landscaping to be submitted prior to above grade building works)

Decision date 19/04/2017 Decision: Agreed - for app types VLA & VNMC (AGR)

Planning history of adjoining sites

10. None of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:
- a) Principle in terms of land use;
 - b) Design, impact upon the character and appearance of the historic park
 - c) Impact on trees;
 - d) Ecology;
 - e) Amenity;
 - f) Transport;
 - g) Sustainable development implications;
 - h) Statement of community involvement.

Planning policy

12. National Planning Policy Framework 2018 (the Framework)
- Chapter 2 Achieving sustainable development
 Chapter 6 Building a strong, competitive economy
 Chapter 8 Promoting healthy and safe communities
 Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land
 Chapter 12 Achieving well-designed places
 Chapter 15 Conserving and enhancing the natural environment
 Chapter 16 Conserving and enhancing the historic environment

The London Plan 2016

13. Policy 3.16 - Protection and enhancement of social infrastructure
 Policy 6.9 - Cycling
 Policy 7.3 - Designing out crime
 Policy 7.8 - Heritage assets and archaeology
 Policy 7.17 - Metropolitan open land
 Policy 7.19 - Biodiversity and access to nature
 Policy 7.21 - Trees and woodland

Core Strategy 2011

14. Strategic policy 1 - Sustainable development
 Strategic policy 2 - Sustainable transport
 Strategic policy 4 - Places for learning, enjoyment and healthy lifestyles
 Strategic policy 11 - Open spaces and wildlife
 Strategic policy 12 - Design and conservation
 Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

15. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

3.2 - Protection of amenity
 3.7 - Waste reduction
 3.12 - Quality in design
 3.13 - Urban design
 3.14 - Designing out crime
 3.15 - Conservation of the historic environment
 3.18 - Setting of listed buildings, conservation areas and world heritage sites
 3.25 - Metropolitan open land
 3.28 - Biodiversity
 5.2 - Transport impacts
 5.3 - Walking and cycling

Summary of consultation responses

16. Over 70 responses have been received in objection to the proposal and a similar number in support, though these were in the form of an identical letter signed by individual supporters. The Friends of Southwark Park have written to support the application.
17. The objections raise the following concerns:
 Inappropriate use of Metropolitan Open Land

Potential damage and impact on the access to the park
 Noise and disturbance
 Impacts on the transport network and parking
 Security and crime concerns
 Impact on biodiversity.

18. Some objectors have also questioned the benefits of the jobs that would be provided as these would be temporary.
19. The letters of support say that the discount for local residents and free entry for some schools would be beneficial. They also say that bats would be hibernating so not affected and that the proposal would provide jobs and wider community benefits to local residents.
20. Other comments:

Lack of consultation by the applicant.

Principle of development

21. Southwark Park is designated Metropolitan Open Land (MOL), which is afforded protection under policy 7.17 of the London Plan. This policy advises that the strongest protection should be given to MOL and inappropriate development refused, unless in very special circumstances. With regard to Southwark's policies, saved policy 3.25 is relevant which states that within MOL planning permission will only be permitted for appropriate development, which is considered to be for the following purposes:
 - i) Agriculture and forestry; or
 - ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii) Extension of or alteration to an existing dwelling, provided that it does not result in disproportionate additions over and above the size of the original building; or
 - iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
22. The proposal is to allow the use of part of the northern end of Southwark for the purposes of a Lantern and Lights festival that would run from 11 November 2018 until 7 January 2019. The proposal would provide a positive outdoor recreation event and as such would accord with part (ii) of the above policy in this regard, however the proposal would result in fencing being erected within part of the site to secure the area of the festival. Access routes would however be provided through this part of the park during the daytime.
23. Officers acknowledge that the proposal would result in fencing that would impact on the openness of this part of the park and is a use that is inappropriate on MOL, however the area proposed for the event is less than half of the overall area of the park and crucially would be for a temporary period. Given the temporary nature, officers are satisfied that the proposed development would not conflict with the purpose of including the site within MOL or conflict in the broader usability of the park during the future; A number of similar events exist throughout London parks which are designated as MOL.

24. The proposal would provide significant public benefit for local residents and community groups as a 40% discount will be available for local residents before school holidays as well as a 25% discount for all Southwark residents. The event would also provide opportunity for local schools and community groups to perform within the event.
25. Overall, given the temporary nature of the proposal, it is not considered that it would affect the long term openness of Southwark Park and would provide facilities for outdoor recreation. While the development is not strictly an appropriate one on MOL, it is acceptable considering it would be temporary and the benefits to the local community.

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

26. The main potential impact is from the number of people attending the event and their dispersal once the events have closed, the proposed stage for live events and sound from the installations.
27. The council's environmental protection team have reviewed the proposal and following confirmation from the applicants, it was confirmed that that the installations are very quiet with localised sound; the stage is for low-key community events (e.g. school choir type performances) and there would not be full bands playing long sets of loud music. Furthermore, the location of the stage and direction of the amplified speakers would be facing away from residential properties close to the park and towards Jamaica Road. The applicants have also confirmed that the sound level would be set to avoid nuisance. A condition is thus proposed to ensure that sound levels from amplified noise would not significantly impact on the surrounding residential properties.
28. Officers accept that there may be some impact from noise of people arriving and leaving the site but they would do this from the northern Paradise Gate, which is on the busy Jamaica Road where traffic noise is high, the noise would not be significant and away from most residents. The site is within the central part of the end of the park and the proposed site boundaries would be more than 50m from the closest residential properties. Given this distance, the proposed 3.4m high fence and the fact that lighting would be turned off following the event, it is not considered that the surrounding residents would be unduly impacted upon in terms of light impacts.
29. Further to this, the measures in the noise and event management plans, Licence and Parks terms act to mitigate and minimise the impact. As a summary of these documents, the following measures are proposed:
 - Deliveries and noisier activities would take place between 8am and 6pm.
 - There will not be full band stages or line ups during the event. The stage would be for local musicians, schools and community groups.
 - The small PA system will face towards Jamaica Road and will not point towards any local residences.
 - Event staff and sound technicians will provide noise checks at the perimeter and nearest residents to ensure there is no noise which would cause a nuisance to the local residents of Southwark Park.
 - The Tannoy system will be to make announcements in the case of emergency and to remind people daily of the event closing time of 10pm.
 - Signage would be placed along the egress routes asking people to avoid loud noise when leaving the site.
 - The event does not encourage that people should drive to the event (except blue badge holders). This will be communicated on all event literature.
 - A dedicated team of event personnel would be on site at all times as well as

security/stewarding staff. A dedicated complaints line would be set up for any residents that have noise issues.

30. Given the temporary nature of the use, the environmental protection team have not raised objection to the proposal.
31. Objectors have also raised concerns with the potential of refrigeration noise impacting upon the nearby residential properties. However given that the nearest residents are more than 50m away, officers are satisfied that there would be little if any impact. A condition is nonetheless recommended in order to ensure that any machinery noise would be 10dB below the average background noise levels and as such would not impact on the surrounding residents.
32. As noted, it is accepted that there may be an impact as a result of the proposal, however given the significant mitigation measures proposed, the temporary nature of the use and the finishing time of 10pm, it is considered that the proposal is acceptable with respect to impact on neighbours' amenity.

Impact on the use of the park

33. It is acknowledged that part of the park would be enclosed for a period of two months in order to facilitate the proposal. However, in excess of 50% of the park would remain open to the public with public access routes retained during the daytime to allow users of the park to navigate through without obstruction. Furthermore, given the timing of the event from November to January, the park would generally not be used to the same level as during other months and given the remaining space retained for full access to the public, officers are satisfied that the temporary restriction on part of the park would not significantly affect its usability.

Transport issues

34. The application site is located within an area of high public transport accessibility with a Public Transport Accessibility Level (PTAL) of 5/6a (excellent to very good) to the northern area of the park with good access to the London Overground network at Rotherhithe, tube network at Canada Water as well access to a number of bus routes within the area.
35. A number of objections have been received about the potential for the proposal to affect parking within the surrounding area. Given the high PTAL level it is expected that most people would use public transport to travel to the site.
36. In terms of patrons accessing and exiting the event site, the applicants have revised the access points to ensure that the main access of the site would be from Paradise Gate and all queuing would be located within the park in order to ensure that there would not be any significant impacts on highway safety along Lower Road. Furthermore, the proposed staggered time slots for patrons would also ensure that patrons leaving would be staggered over the course of the event, thus reducing the highways impacts further.

Design issues and impact on character and setting of a listed park

37. As previously noted, the proposal would result in a temporary fencing that would surround the northern part of the park with a number of temporary installations within this space for the event. Structures would also be provided for refreshments for the patrons within the site.
38. The structures are all of a small scale and would not be larger than other single storey

structures within the park. Given their temporary nature, there would not be any significant impacts on the wider heritage value of the listed park and would not be of a scale that would out of context of similar events provided throughout London Parks.

Impact on trees and biodiversity

39. The council's ecology officer has been consulted on the application in order to assess the potential impacts of the proposed development on the biodiversity of species within the site including nesting birds and bats.
40. There are no records for roosts or hibernation roosts for bats in the park. The time of year that this festival would operate is when bats are in hibernation so there is no foraging activity for the event to disturb. A detailed assessment of the potential for trees where lighting is proposed is scheduled, the results of which will be reported in an addendum report for the committee meeting. If any roosts are found, mitigation measures will be required, and these will also be detailed.
41. The council's ecologist confirmed that the proposal would not impact on birds as the event would take place outside of bird nesting seasons and as such would not impact on their habitat.
42. Objections have been raised with regards to the event having a long term impact on the park as a result of all of the structures and fencing proposed within the site. The ecology officer has confirmed that this would not impact on any habitat. Whilst it is acknowledged that some grassed areas may be impacted upon as a result of the use of the site, trackways will be used for production purposes and vehicles to drive on and a trackmat will be laid out to show the route for pedestrians which will help minimise the overall impact upon the grassed areas of the park.
43. In terms of impacts on trees, the council's urban forester has reviewed the proposal and has not raised any objections to the proposal as the structures would not impact on the surrounding trees. The fencing does not require significant excavation work and would also not result in any implications to the tree roots.

Sustainable development implications

44. The proposal would provide a sustainable temporary use of the park which would provide revenue to allow for maintenance and further improvements to the park over the coming years.

Other matters

45. Some concerns have been raised in relation to the proposal resulting in an increase in anti-social behaviour within the area. The applicants maintain that the event is family orientated and the Metropolitan Police Service have not raised any concerns throughout the licensing process. Officers are satisfied that given the relatively low number of patrons for the events (circa 2000) and proposed event management plan with stewards guiding patrons off site, as well as the location close to key transport hubs, the proposal would not result in significant levels of anti-social behaviour to surrounding residents.

Conclusion on planning issues

46. The proposal would provide a temporary use that would provide a significant number of jobs within the area as well as providing a cultural experience for residents within Southwark as well as residents from surrounding London Boroughs. It would also make a sustainable use of the park during the winter months and would provide

reduced costs for local and wider Southwark residents as well as provide opportunities for local schools and community groups to perform at the event. Overall the positive elements would outweigh the potential amenity impacts and temporary closure of the park and as such officers recommend that planning permission is granted for a temporary period subject to conditions.

Consultations

47. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

48. Details of consultation responses received are set out in Appendix 2.

Community impact statement / Equalities Assessment

49. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three “needs” which are central to the aims of the Act:

- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
- c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

50. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

51. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.

52. The council has given due regards to the above needs and rights where relevant or engaged throughout the course of determining this application.

Human rights implications

53. 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.

54. This application has the legitimate aim of providing a temporary attraction on the site.

The rights potentially engaged by this application, including the 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/139-G Application file: 18/AP/2766 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Alex Cameron, Team Leader	
Version	Final	
Dated	18 October 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director, Environment and Leisure	Yes	Yes
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	18 October 2018	

APPENDIX 1**Consultation undertaken****Site notice date:** 12/09/2018**Press notice date:** 06/09/2018**Case officer site visit date:** n/a**Neighbour consultation letters sent:** n/a**Internal services consulted:**Ecology Officer
Parks & Open Spaces**Statutory and non-statutory organisations consulted:**Garden History Society
Historic England**Neighbour and local groups consulted:**

103 Kirby Estate Southwark Park Road SE16 2EF
 72 Arica House Slippers Place SE16 2EJ
 19 Benwick Close London SE16 2HE
 32 Banyard Road Bermondsey SE16 2YA
 18 Moreton House Slippers Place SE16 2EQ
 6 Hickling House Slippers Place Estate SE16 2ER
 19 Credon Road London SE16 3AA
 57 Ann Moss Way London SE16 2TJ
 5 St Andrews Close London SE16 3BD
 12 Hambley House Camilla Road SE16 3NR
 152 Layard Square Drummond Road SE16 2JG
 15 King Edward The Third Mews Rotherhithe SE16 4QH
 19 Benwick Close London SE16 2HE
 58 Brunel Road London SE16 5GA
 55 Princes Court London SE16 7TD
 54 Pynfolds Jamaica Rd. SE16 4NU
 93 Abbeyfield Road London SE16 2BS
 6 Odessa Street London SE16 7TW
 C/O Members' Room 160 Tooley Street SE1 2QH
 85 Gomm Road London SE16 2TY
 Gomm Rd London SE16 2TX
 77 Ann Moss Way Rotherhithe SE16 2TJ
 Flat 150 Nyland Court Naomi Street SE8 5EX
 12 Matson House Slippers Place, Rotherhithe SE16 2ES
 66a Lower Road London SE16 2TU
 15 Chaseley Court Weybridge KT13 9JH
 16 Chargrove Close Rotherhithe SE16 6AP
 66 Pynfolds Bermondsey SE16 4NU
 26 Wolfe Crescent London SE16 6SF
 Southwark Council 160 Tooley St SE1P 5LX
 47 Scaven Road London SE8 5AE
 24 Moreton House Slippers Place SE16 2EQ
 Cabinet Suite 160 Tooley Street SE1 2QH
 Osier House London SE16 7ER
 180 Marden Square Drummond Road SE16 2JD
 108 Elim Estate Weston Street SE1 4DD
 510 Thames Tunnel Mills 113 Rotherhithe Street SE16 4NJ
 C/O Mayflower Hall (Old Assembly Hall) 1 Neptune Street SE16 7JP
 Flat 6 97 Rope Street SE16 7TQ
 27 Moreton House London SE16 2EQ

82 St Marychurch Street Rotherhithe SE16 4HZ
 58 Brunel Road London SE16 5GA
 32 Capstan Way Rotherhithe SE16 5HG
 Flat 1 1 Hithe Grove SE16 2XS
 49 John Kennedy House London SE16 2QE
 49 John Kennedy House London SE16 2QE
 8 Elephant Lane London SE16 4JD
 C/O Canada Estate Tenants Hall London SE16 7BQ
 70 Ann Moss Way Rotherhithe SE16 2TL
 Pynfolds Estate London SE16 4NU
 23, Moreton House Slippers Place SE16 2EQ
 9 Cunard Walk London SE16 7RH
 8 Hothfield Place Rotherhithe SE16 2XJ
 93 Gomm Road London SE16 2TY
 74 Chancellor House 395 Rotherhithe New Road SE16 3FP
 80 Kirby Estate Southwark Park Road SE16 2EF
 33 Axis Court London SE16 4UQ
 Elephant Lane London SE16 4JD
 33 Axis Court 2 East Lane SE16 4UQ
 6 Hardwicke Road London N13 4SG
 392 Wood Vale London SE23 3DY
 15 Little London Court Mill St SE1 2BF
 Flat 4 68 Peckham Road SE5 8QE
 Perry Rise London SE23 2QL
 Third Avenue London E17 9QJ
 Flat 15, Millstream House Jamaica Road SE16 4BG
 Cabinet Suite 160 Tooley Street SE1 2QH
 C/O Members Room 160 Tooley Street SE1 2QH
 83 Gomm Road London SE16 2TY
 61 Nunhead Lane SE15 3TR
 8 Rye House Swan Road SE16 4LJ
 Millstream House London SE16 4BG
 21 London N19 3RA
 38 Tranton Road London SE16 4SB
 116 Ann Moss Way London SE16 2TJ
 14 Tupman House London SE16 4UX
 14 Tupman House Lewellyn St SE16 4UX
 68 Ann Moss Way Surrey Quays SE16 2TL
 26 Ann Moss Way London SE16 2TL
 71 Ann Moss Way London SE16 2TJ

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Cabinet Suite 160 Tooley Street SE1 2QH
 Cabinet Suite 160 Tooley Street SE1 2QH
 C/O Canada Estate Tenants Hall London SE16 7BQ
 C/O Mayflower Hall (Old Assembly Hall) 1 Neptune Street SE16 7JP
 C/O Mayflower Hall (Old Assembly Hall) 1 Neptune Street SE16 7JP
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 24 Moreton House Slippers Place SE16 2EQ
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58 Brunel Road London SE16 5GA
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6 Odessa Street London SE16 7TW
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72 Arica House Slippers Place SE16 2EJ
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77 Ann Moss Way Rotherhithe SE16 2TJ
77 Ann Moss Way Rotherhithe SE16 2TJ
8 Elephant Lane London SE16 4JD
8 Hothfield Place Rotherhithe SE16 2XJ
8 Rye House Swan Road SE16 4LJ
80 Kirby Estate Southwark Park Road SE16 2EF
82 St Marychurch Street Rotherhithe SE16 4HZ
83 Gomm Road London SE16 2TY
85 Gomm Road London SE16 2TY
9 Cunard Walk London SE16 7RH
93 Abbeyfield Road London SE16 2BS
93 Gomm Road London SE16 2TY

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr M Van Der Gaag Things To Do Ltd	Reg. Number	18/AP/2766
Application Type	Full Planning Application	Case	TP/139-G
Recommendation	Grant permission for limited period	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Temporary change of use of part of the public park and the of erection of a steel shield fence to surround the Southwark Park Lantern and Lights festival from 7th November 2018 until 11th January 2019. The works would consist of:

- Production porta cabins,
- Build and backstage marquees,
- Heras fencing, crowd control and pedestrian barriers to control areas,
- Portable generators,
- PA system,
- Lighting effects,
- Scaffolding towers for lights,
- Wooden chalet style cabins for traders,
- Track mat for pedestrian walkway and trackway for production vehicles,
- Plant equipment used in the form of fork lift trucks.

At: SOUTHWARK PARK (NORTH SECTION) GOMM ROAD, BERMONDSEY SE16 2ET

In accordance with application received on 21/08/2018 16:00:28

and Applicant's Drawing Nos.

Southwark Park - North Section
 Planning Equipment
 Noise Plan
 Event Management Plan Version Dated 17 October 2018
 Revised Access Map 4
 Oct Rev2 Layout Plan

Subject to the following six conditions:

Time limit for implementing this permission and the approved plans

- 1 The use hereby permitted and all associated structures shall run on the site from 7th November 2018 until 11th January 2019, on or before which date the use shall be discontinued, and shall revert back to its open park use.

Such use, other than for a temporary period would prejudice the designation of the site as Metropolitan Open Land and in order to result in an unacceptable impact long term impact on amenity due to noise, in accordance with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity, and 3.25 Metropolitan Open Land of the Southwark Plan (2007).

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
 Southwark Park - North Section
 Revised Access Map 4
 Oct Rev2 Layout Plan

Reason:

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

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be

complied with at all times once the permission has been implemented.

- 3 The event set up is hereby granted to commence on 7th November until 20th November.

The event space hereby permitted shall be between 21st November and 6th January and the festival shall only be open to the public during the hours of 15:00 to 22:00 on any day.

The event pack up shall take place from 7th January and the park shall be returned to its former state no later than 11th January.

Reason:

To safeguard the amenity of neighbours in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 4 The access for customers visiting the Lantern and Lights Festival shall be the Paradise Gate entrance located at the northeastern end of the park. Any other gates within the park shall be used for essential maintenance and emergency access only.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity in accordance with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 5 The music noise level from live and recorded music (measured as LAeq 15 minute) shall not exceed the prevailing background sound level (LA90 15 minute) by more than 5dB at any time when measured on the boundary of the park in front of any residential dwelling.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity due to music noise in accordance with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 6 The Rated sound level from any plant, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity due to plant and machinery in accordance with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.



50 m

Scale = 1250

17-Oct-2018



Item No. 7.2	Classification: Open	Date: 30 October 2018	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 18/AP/1254 for: Full Planning Application Address: 11 ISAMBARD PLACE, LONDON, SE16 7DA Proposal: Demolition of existing end of terrace house and construction of a two storey three bedroom family dwelling.		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning		
Application Start Date 28/06/2018		Application Expiry Date 23/08/2018	
Earliest Decision Date 27/07/2018			

RECOMMENDATION

1. That planning permission is granted subject to conditions.

BACKGROUND INFORMATION

2. A pre-application enquiry was received (18/EQ/0034) for the substantial demolition of the existing house and construction of a detached 5 bed 3 storey house with single storey flat roof element to the rear and a wide flat roof dormer on the rear elevation. It was considered that this would be unacceptable for submission for reasons relating to design and its relationship with Brunel Road/Salter Road. The remaining garden area, including any loss of trees, would need careful consideration.
3. When the application was originally submitted the documentation indicated the substantial demolition of the existing house and construction of a two storey building with a basement, side staircase from basement with railings, full width flat roof single storey element and full width flat roof dormer extension to create a 5 bed house. This was amended so that the single storey full width flat roof element was reduced in width, creating a 3m separation distance with the shared boundary of 10 Isambard Place. The basement was included in the initial submission in error.

Site location and description

4. The property is a two storey end of terrace house with a porch; it is lower than the adjoining house. The front elevation faces inwards towards a square with the rear and side elevation fronting Brunel Road. It is in a square of 30 houses. The garden faces east and south east. The car parking space is outside of 8 Isambard Place. The property dates from post 1979. Two properties adjoin the house - 10 Isambard Place to the north and 12 Isambard Place to the southwest.
5. The site is in Flood zone 3. Rotherhithe Tunnel runs diagonally underneath but is more directly underneath 6 and 7 Isambard Place and 18-20 Isambard Place.

6. The planning consent for the development of this and other houses on this estate had permitted development rights withdrawn for extensions, which means that any extension needs planning permission.

Details of proposal

7. The proposal is effectively to demolish the house and build a new one. There would only be part of one element of the original wall of the front elevation remaining.
8. There would be a stepped front elevation extending along the garden boundary of 12 Isambard Place for 2.6m. The front elevation would maintain the building line before stepping back. The first floor element would retain the existing rear elevation building line, with the ground floor extending into the garden:

Materials:

Brickwork to match original
 Double glazed windows and doors
 Black painted metal railing
 Roof tiles to match original
 Two roof lights on flat roof of single storey element

Existing Gross Internal Area (GIA) = 62.4m²

Proposed internal area = 113.2m²

Morning room - 14.5m²

Open plan area - 38.5m²

Bathroom - 4.5m²

Bedroom (front) - 12m²

Bedroom (rear) - 7.2m²

Bedroom (side) - 9m²

Shower room - 5.4m²

Garden - 82m² (the existing area is 116.4m²)

Planning history

- 9.

18/EQ/0034 Application type: Pre-Application Enquiry (ENQ)
 Demolition of end of terrace 2 storey 2 bed house and construction of three storey 5 bed detached house
 Decision date 13/03/2018 Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

10. There is none relevant to this case for those directly adjoining.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies.
 - b) The impact of the development on the amenity of neighbouring residents.
 - c) Design Quality

- d) All other relevant material planning considerations

Planning policy

National Planning Policy Framework 2018 (the Framework)

12. 2 Achieving sustainable development
 11 Making effective use of land
 12 Achieving well designed places
 14 Meeting the challenge of climate change, flooding and coastal change

The London Plan 2016

13. Policy 5.12 Flood risk management
 Policy 6.9 Cycling
 Policy 6.13 Parking
 Policy 7.4 - Local Character
 Policy 7.6 - Architecture

Core Strategy 2011

14. Strategic policy 1 - Sustainable development
 Strategic policy 5 - Providing new homes
 Strategic policy 7 - Family homes
 Strategic policy 12 - Design and conservation
 Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

15. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 3.2 - Protection of amenity
 Policy 3.11 - Efficient use of land
 Policy 3.12 - Quality in design
 Policy 3.13 - Urban design
 Policy 4.2 - Quality of residential accommodation
 Policy 5.3 - Walking and cycling
 Policy 5.6 - Car parking

2015 Technical Update to the Residential Design Standards SPD (2011)

Consultation replies

16. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

17. List of material concerns raised include:

Noise and dust and general implications of demolition and construction,
 Inappropriate design
 Inconsistencies within documentation
 Daylight/sunlight, overshadowing
 Security concern related to the bike storage.

18. Non-material considerations include:

Private land issues.

19. Transport – no issues other than cycle parking (which has been addressed).
20. Environment Agency – No issues. Informative recommended.
21. Flood and Drainage – no objection but they did ask for a sustainable urban drainage system to be installed. The applicant provided a report on 16 October which the Flood and Drainage Team are reviewing. Officers will report on this in an addendum to this report for the committee.
22. Environmental Protection Team – recommend conditions.

Principle of development

23. There is no objection in principle to alterations to residential properties in established residential areas, or in this case, a demolition and re-build provided that development is of a high standard of design, respects and enhances the character of its surroundings including any designated heritage assets and does not adversely impact upon the amenity of adjoining properties or residents in accordance with above mentioned development policies.

Environmental impact assessment

24. None.

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

25. There have been issues raised by objectors in relation to daylight/sunlight, overshadowing, overlooking/loss of privacy, the height of the shared rear boundary fence and the impact of demolition and construction.
26. A rear shared boundary fence can be up to 2m high without requiring planning permission. There is no intention to increase the height of the shared boundary fence between the host site and 10 Isambard Place and the single storey element has been revised during the course of the submission to be located away from the shared boundary. The construction and demolition is of a small scale nature and the impact would be temporary. If excessive noise or dust is generated, the matter can be dealt with under the Control of Pollution Act or the Environmental Protection Act.
27. At present the front elevation has one ground floor front window and two first floor front windows, plus the cupboard/services door. The proposal would change the front elevation to have two ground floor front elevation windows with the front entrance door in between. The front entrance door and window would face the flank elevation of 12 Isambard Place. The other window at the lower level of the two storey element would face into the square but not overlook or introduce privacy issues.
28. Windows proposed in new locations would be further from 12 Isambard Place than

existing windows so would not lead to loss of privacy above that which already exists. Windows closer to 12 Isambard Place would be in the same position as present so similarly, would not introduce any additional overlooking. The ground floor side elevation windows would not be visible above the side boundary wall. The first floor side window would look towards Brunel Road. The single storey rear element does not have any windows to concern 10 Isambard Place. The windows on the rear face Brunel Road. As the house is not opposite any other houses there are no issues.

29. A daylight/sunlight assessment was undertaken on the initial bigger proposal and concluded that all windows at 10 and 12 Isambard Place would not be noticeably affected. All windows would retain good levels of daylight and as the windows of these two dwellings are to the south of the site, sunlight reaching them would not be affected. It also shows that there would not be significant overshadowing for gardens.
30. As there are no windows on the flank elevation of 12 Isambard Place, and it would be set away from the garden to avoid any sense of enclosure or impact on outlook. The two storey front elevation would not be visible from their rear elevation windows. For 10 Isambard Place, with the ground floor element of the extension set away from the boundary with a low eaves level, there is unlikely to be a sense of enclosure or loss of outlook.

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

31. None.

Transport issues

32. The site is within Public Transport Accessibility Level (PTAL) zone 4 and adjacent to PTAL zone 6a. It is also within the Suburban Density Zone – North leading to requiring up to 1.5 car parking spaces per unit, which is the same maximum amount as a 3 bed unit. As the development already benefits from a car parking space and is within a good catchment area for sustainable travel, it is not considered necessary that any further car parking provisions are required. As stated within the London Plan 'All developments in areas of good public transport accessibility in all parts of London should aim for significantly less than 1 space per unit.'
33. With regards to cycle spaces there should be a minimum of two spaces for the house. The revised plans indicate that there would be a covered and secure location for the cycle spaces within the garden of the host site. This is considered an acceptable location by officers and addresses the security issue concern raised by a resident as it is no longer close to their property but in the garden of the proposed dwelling.

Design issues

34. Concerns were raised in relation to the design of the house in relation to the square. Comparing the existing front elevation with the proposed, there are elements that do make the design more prominent. However, the location of this house is at the end of a uniform terrace but tucked away from most vantage viewpoints within the square. At present, the end of terrace house is subservient to the main terrace and inconsequential in visual amenity.
35. The proposal would in effect bring the house to be part of the existing terrace by having the two storey hipped roof element level with the front building line, therefore making the house appear as if it belongs to the terrace, instead of being an afterthought. The rear element has been revised in line with officers' suggestions to make the single storey element more subservient to the overall development. The side

elevation addresses the initial pre-application enquiry concerns in relation to the relationship with the junction with Brunel Road by creating a more interesting façade, which corresponds well with the corner plot. The overall appearance is harmonic with the character of the area and successfully integrates with the surroundings.

Quality of accommodation

36. At present the house is a two bedroom two storey dwelling which at 64m² falls short of the current minimum internal space standards as set out within the Residential Design Standards SPD of 70m² to 79m². The proposed house at 113m² meets the minimum internal spaces standards for a 3 bedroom two storey (four person) dwelling which is 84m². However, it is noted that there is no dedicated internal cupboard space of 2.5m² except for the kitchen cupboards.
37. All individual rooms would meet the minimum internal room areas as set out within the Residential Design Standards SPD. The open plan area and bedrooms would receive adequate light from windows. Although a technical assessment has not been undertaken, the amount of windows has increased for open plan area (compared to existing) and each bedroom has a window which faces either east or west. There are circulation areas which provide access to bedrooms and bathrooms. The new development would still retain over half the garden area, although the plot is constrained and cannot achieve a 10m deep garden. The existing garden is not 10m deep and the proposed garden area of 58m² would exceed the 50m² required. It would meet or exceed minimum distances between buildings that front each other and are to the rear.
38. There is dual aspect in the open plan area and upstairs landing. The upper rooms would have single aspect which is acceptable due to the nature/purpose of the rooms. Due to the orientation of the plot of land it is not possible to have a window facing south, however the front and rear would face an easterly and westerly direction, which is considered acceptable.
39. A concern was raised in relation to the labelling of the morning room being used as a fourth bedroom. Should this be the case the house has sufficient gross internal amenity space to meet a 4 bedroom two storey house which is 112m².

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

40. None.

Impact on trees

41. Officers considered that a number of prominently located trees would be affected by the proposed development. An arboricultural impacts assessment has been submitted and officers recommend that permission be granted subject to conditions in connection with tree protection.

Impact on drainage

42. A report on SuDS is presently being reviewed by the Flood and Drainage Team. Advice on this will be provided in an addendum report.

Planning obligations (S.106 undertaking or agreement)

43. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is

therefore a material consideration, however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.

44. In Southwark the mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development. The Mayoral CIL in Southwark currently is calculated on the basis of £35 per sqm and Southwark CIL amount is £218.00 per sqm. These amounts would be required if permission were to be granted.

Sustainable development implications

45. None.

Other matters

46. It is noted that the supporting comments are not likely to be genuine. Private land issues have been raised as concerns but these are not material considerations. It is noted that there have been inconsistencies with the submitted drawings and documentation but this has been rectified during the course of the application.

Conclusion on planning issues

47. The new house would not adversely impact the amenities of adjoining occupiers. The materials and design of the new houses are considered acceptable in this location providing a good standard of living accommodation and therefore planning permission is recommended.

Consultations

48. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Community impact statement / equalities assessment

49. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act: -
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
 - c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

50. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
51. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
52. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

Human rights implications

53. 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.
54. This application has the legitimate aim of providing a 3 bedroom end of terrace house. The rights potentially engaged by this application, including the 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/515-11	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
Application file: 18/AP/1254		Planning enquiries email: planning.enquiries@southwark.gov.uk
Southwark Local Development Framework and Development Plan Documents		Case officer telephone: 0207 525 3463
		Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Lisa Jordan, Graduate Planning Officer	
Version	Final	
Dated	11 October 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	18 October 2018	

APPENDIX 1**Consultation undertaken****Site notice date:** 04/07/2018**Press notice date:** 28/06/2018**Case officer site visit date:** 10/08/2018**Neighbour consultation letters sent:** 02/07/2018**Internal services consulted:**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
 Flood and Drainage Team
 Waste Management

Statutory and non-statutory organisations consulted:

Environment Agency

Neighbour and local groups consulted:

C/O Members' Room 160 Tooley Street SE1 2QH
 12 Isambard Place London SE16 7DA
 11 Isambard Place London SE16 7DA
 10 Isambard Place London SE16 7DA
 4 Isambard Place London SE167DA
 23 Isambard Place Rotherhithe SE16 7DA
 8 Isambard Place London SE16 7DA

7 Isambard Place London SE167DA
 3 Isambard Place SE16 7DA
 14 Isambard Place London SE16 7DA
 14 Isambard Place London SE16 7DE
 13 Isambard Place London SE16 7DA
 Cabinet Suite 160 Tooley Street SE1 2QH
 C/O Members Room 160 Tooley Street SE1 2QH

Re-consultation: 31/08/2018

APPENDIX 2**Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

Environment Agency

Neighbours and local groups

Cabinet Suite 160 Tooley Street SE1 2QH
C/O Members' Room 160 Tooley Street SE1 2QH
C/O Members Room 160 Tooley Street SE1 2QH
10 Isambard Place London SE16 7DA
10 Isambard Place London SE16 7DA
10 Isambard Place London SE16 7DA
12 Isambard Place London SE16 7DA
12 Isambard Place London SE16 7DA
12 Isambard Place London SE16 7DA
13 Isambard Place London SE16 7DA
14 Isambard Place London SE16 7DA
14 Isambard Place London SE16 7DA
14 Isambard Place London SE16 7DE
23 Isambard Place Rotherhithe SE16 7DA
3 Isambard Place SE16 7DA
4 Isambard Place London SE167DA
7 Isambard Place London SE167DA
8 Isambard Place London SE16 7DA
8 Isambard Place London SE16 7DA

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Ms FOON CHING	Reg. Number	18/AP/1254
Application Type	Full Planning Application	Case Number	TP/515-11
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing end of terrace house and construction of a two storey three bedroom family dwelling.

At: 11 ISAMBARD PLACE, LONDON, SE16 7DA

In accordance with application received on 18/04/2018 08:01:17

and Applicant's Drawing Nos.

1911-02RD EXISTING FLOOR PLANS
 1911-03RB EXISTING SECTIONS AND ELEVATIONS
 1911-06RD EXISTING AND PROPOSED SITE PLAN
 1911-04RF PROPOSED FLOOR PLANS
 1911-05RF PROPOSED ELEVATIONS
 SITE LOCATION PLAN
 1911-01RB SITE AND LOCATION PLAN
 FLOOD RISK ASSESSMENT - 70705.01R1 - 17/08/2018
 DESIGN AND ACCESS STATEMENT - JUNE 2018
 DAYLIGHT/SUNLIGHT ASSESSMENT - AUGUST 2018
 SuDS SUITABILITY REPORT- OCTOBER 2018
 ARBTECH TPP 01 TREE PROTECTION PLAN
 ARBTECH AIA 01 ARBORICULTURAL IMPACT ASSESSMENT
 ARBORICULTURAL METHOD STATEMENT - 19 AUGUST 2018

Subject to the following five conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
 1911-04RF PROPOSED FLOOR PLANS
 1911-05RF PROPOSED ELEVATIONS

 Reason:
 For the avoidance of doubt and in the interests of proper planning.
- 2 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.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 a) Prior to the commencement of any development, a site investigation and risk assessment shall 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.
 i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning

Authority for approval before the commencement of any intrusive investigations.

ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy 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 shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall 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. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

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 off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2018.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 4 The dwelling hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T**, 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T **

Dining room - 40 dB LAeq T **

* - Night-time 8 hours between 23:00-07:00

** - Daytime 16 hours between 07:00-23:00.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2018.

- 5 The existing trees T1, T2 and T3 on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2018 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Statement of positive and proactive action in dealing with the application

To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which together with national and London wide policy, is available on the Council's website. A pre-application advice service is also offered and encouraged. Whilst the applicant did not use this facility, and although the scheme did not comply with guidance on receipt, the LPA acted in a proactive manner offering suggested improvements to the scheme (during application processing) to secure compliance with policies and written guidance. These were incorporated into the scheme by the applicant. This resulted in a scheme that accords with policy and guidance as a result of positive, proactive and collaborative working between the applicant and the LPA during the application stages, with the decision issued in a timely manner in accordance with the NPPF.

Informative

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at www.environment-agency.gov.uk/flood.

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PLANNING SUB-COMMITTEE B AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2018-19

NOTE: Original held by Constitutional Team all amendments/queries to Beverley Olamijulo: telephone 020 7525 7234.

Name	No of copies	Name	No of copies
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Councillor Darren Merrill	1		
Councillor Martin Seaton	1	Communications	By email
		Louise Neilan, media manager	
(Electronic version only)		Total:	16
Councillor Sirajul Islam			
Councillor Nick Johnson			
Councillor Victoria Olisa		Dated: 22 October 2018	
Councillor Damien O'Brien (Vice-chair)			
(Reserves to receive electronic versions only)			
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