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Item No. 7.1	Classification: Open	Date: 12 September 2022	Meeting Name: Planning Sub-Committee B
Report title:	<p>Development Management planning application: Application 22/AP/0498 for: Full Planning Application</p> <p>Address: 9 HURLEY CRESCENT, SOUTHWARK, LONDON, SE16 6AL</p> <p>Proposal: Construction of a single storey rear extension, provision of raised terrace, increased height of boundary treatments, internal reconfiguration with partial garage conversion, complete with rear dormer loft extension and installation of roof lights to front roof plane.</p>		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning and Growth		
Application Start Date: 25/02/22	PPA Expiry Date: 19/09/22		
Earliest Decision Date: 30/03/22			

RECOMMENDATION

1. That planning permission be granted subject to conditions.

EXECUTIVE SUMMARY

2. The application proposes the construction of a single storey rear extension, provision of raised terrace, alteration to boundary treatments, internal alterations including partial garage conversion complete with dormer extension and installation of roof lights.
3. The rear extension has been reduced in depth and height and with these amendments is considered to be acceptable in amenity, design, quality of accommodation and arboricultural terms.
4. Conditions have been attached to secure the submission of details for an increased boundary treatment to preserve privacy of adjoining neighbours and tree protection measures. The imposition of which is considered sufficient for the council to recommend the approval of planning permission.

BACKGROUND INFORMATION

Site location and description

5. The application property is No.9 Hurley Crescent, a modern terraced house

located in Rotherhithe near Surrey Water. The property forms part of a new housing estate granted permission by the London Docklands Development Corporation (LDDC), reference S/92/85. The property itself is set over three storeys, with the ground floor hosting a garage, study and utility room, the first floor plan hosting a living room and kitchen dining room with the second floor hosting bedrooms. The property is served with a rear garden covering approximately 61.6 sqm. The dwelling is finished in a light tone brown brick with hanging clay tiles to the roof and UPVC window frames.

6. The application site is unique in the shape of its residential curtilage, which due to the curved nature of the front elevation facing onto Hurley Crescent, steps the rear building line forward of its adjoining neighbour No.10 Hurley Crescent. The application site is bounded by the following properties:

- North: Hurley Crescent
- East: Nos 2 and 4 Thame Road
- South: No.2 Marlow Way
- West: No.8 Hurley Crescent

7. The application site is not located in a conservation area, or in the setting of any listed buildings or structures. The property is located within the following planning policy constraints;

- Environment Agency Flood Zone 2 and 3.

- 8.



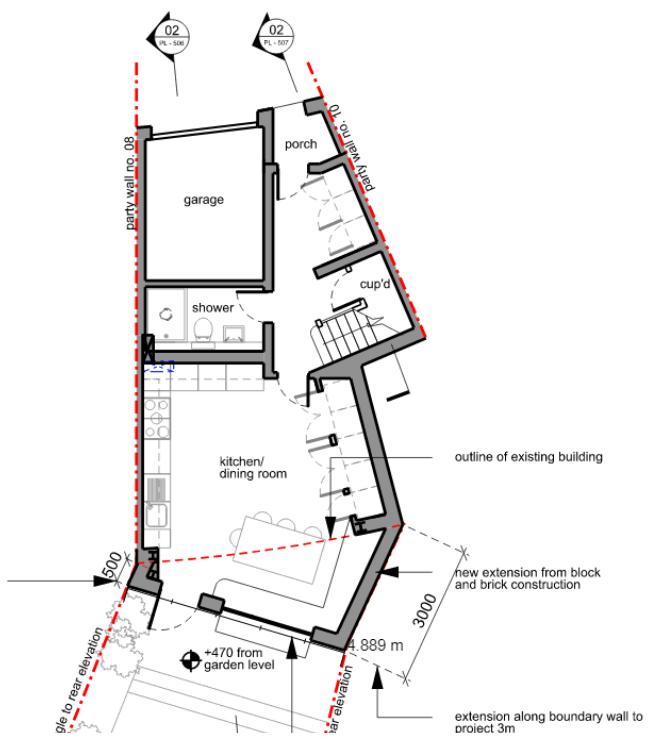
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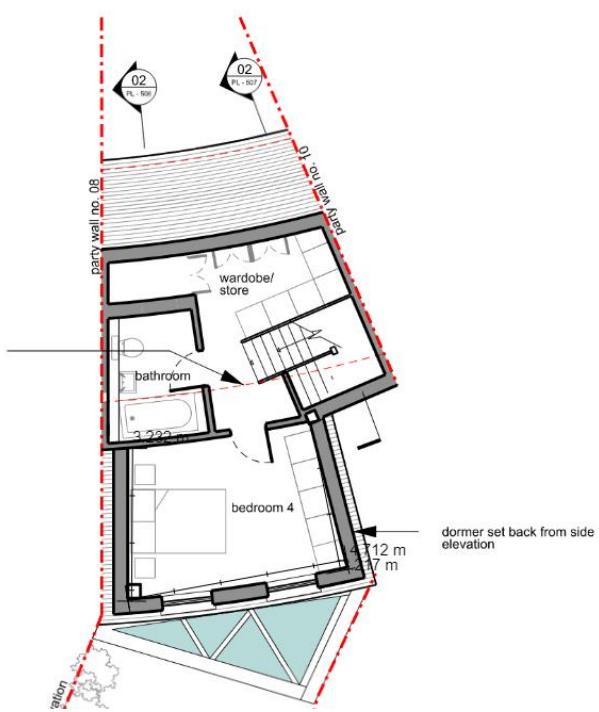
Details of proposal

10. The application seeks consent for the construction of a single storey rear extension, provision of a raised terrace space, increase in height to boundary treatments, internal re-configuration with partial garage conversion and rear dormer extension complete with the installation of roof lights to the front roof plane. The dimensions of the development are provided below:
11. Single storey rear extension:
 - Maximum depth: 3m
 - Maximum width: 4.8m
 - Eaves height: 2.4m
 - Maximum height: 3.3m
12. Rear dormer extension:
 - Maximum depth: 3.2m
 - Maximum width: 4.7m
 - Internal height: 2.5m
 - Added volume: 18.8m³
13. Any other important features;
 - Height of raised terrace: 470mm
 - Height of raised boundary treatment: 2.2m

14.



15.



Amendments to the application

16. During the course of the application the proposal has been amended to reduce the impact upon the adjoining neighbours. These relate to the following:
- Reduction in depth of the single storey rear extension to 3m
 - Reduction in height of the single storey rear extension on the boundary with No.10 Hurley Crescent to 2.4m

Planning history of the site, and adjoining or nearby sites.

There is no relevant planning history at the site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

17. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use
 - Design, including layout, building heights, landscaping and ecology
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
 - Transport and highways, including servicing, car parking and cycle parking
 - Environmental matters, including construction management, flooding and air quality
 - Energy and sustainability, including carbon emission reduction
 - Mayoral and borough community infrastructure levy (CIL)
 - Community impact, equalities assessment and human rights

These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

18. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
19. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

20. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2021) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 3. Any policies which are particularly

relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of the proposed development in terms of land use

21. The application seeks consent for the construction of extensions to a residential property that are ancillary to the enjoyment of the dwelling house, as a C3 dwelling. As such, there are no concerns with regard to the principle of the land use, which will not cause a conflict in land use.

Design

22. Siting, scale and massing

The proposal has been reduced in size to alleviate concerns with regard to the amenity impact of the ground floor rear addition upon the neighbours at No.10 Hurley Crescent. With the amendments outlined above in place, it is considered that by reason of the modest scale of the addition, the proposal maintains clear subservience to the host property and does not represent an obtrusive addition to the local area. Whilst this steps forward of the rear building line, the impact of this is considered to be acceptable and would not be considered an obtrusive addition in the host property or adjoining terrace. In respect of the proposed dormer addition, it is noted that this is set back from the eaves and below the roof ridge, thereby being proportionate to the form of the main house and would demonstrate sufficient subservience.

- 23.



04

Aerial View from Thame Road Direction
scale 1:100 @ A3

Architectural design and materials

24. The proposal would be finished in materials to match the existing. The single storey rear extension would be constructed in yellow stock brick, with glass to the pitched roof and aluminium window and door frames. The dormer roof extension would be constructed in grey tiles to match the existing roof which would be considered acceptable and would allow the proposal to assimilate into the surrounding area. For the reasons outlined above, it is considered the works would accord with P13 'Design of places' and P14 'Quality in design' of the Southwark Plan (2022).

25.



Landscaping, trees and urban greening

26. The application site does not contain any trees to the rear garden. However, one tree is located in the rear garden of No.11 Hurley Crescent. It is not considered that the proposal will impact on this tree.

Ecology and biodiversity

27. In its current form the rear garden to the application site is slabbed over and therefore does not provide good conditions for the maintenance of biodiversity. For this reason it is considered that the proposal would be acceptable in this regard in accordance with P60 'Biodiversity' of the Southwark Plan (2022).

Fire safety

28. A planning fire safety strategy (PFSS) has been submitted in support of the application. This outlines that the proposal will not alter the access or egress arrangements to and from the property. In addition, the property can be accessed by fire personnel from Hurley Crescent, with space for an evacuation and assembly point at the front of the property directly to the north. The statement cites the passive and active measures to be utilised in the carrying out of the development such as the use of smoke and heat detectors, use of a protected fire route from the first and second floors as well as a sprinkler system. All materials used in the carrying out of the development would meet a minimum 30 minute rating and would comply with the appropriate building control inspector.

The proposal would preserve safe evacuation from the property with the use of fire alarms to warn occupants and the protected escape route from the newly formed third floor to the ground level. As outlined above, the proposal will not prejudice access to the property and would be within acceptable reach of fire appliances to address a fire at the property. For the reasons outlined above, the proposal is considered to accord with Policy D12(a) of the London Plan (2021).

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

Outlook and privacy

29. The principal impact of the proposal would be experienced by the occupants of No.10 Hurley Crescent. Due to the curvature of Hurley Crescent and the application site's location in the middle of this terrace, No.9 sits forward of the rear building line shared with No.10. For this reason, the rear facing ground floor windows to No.10 and the experience of the garden space is already characterised by the presence of the flank elevation to No.9 Hurley Crescent. No.10 shares a short length of the flank boundary with No.9 that is not occupied by the main house of No.9, however the proposal would extend along this boundary. When considering the impact of this upon the occupants of No.10 Hurley Crescent, the relationship that already exists with regard to the proximity of the façade of No.9 to the garden of No.10 will not be detrimentally intensified as a result of the rear extension. In addition, the proposal has been reduced in height to 2.4m on this boundary to minimise the impact upon outlook to the neighbouring residents. With regard to the neighbours at No.8 Hurley Crescent, it is noted that the proposed extension would be to a height of 3.3m, but for a modest depth of 500mm. For this reason, the proposal is not considered to enclose the outlook of these residents.
30. The proposal includes the provision of a small terrace area that continues the ground level of the main property, to a height of approximately 470mm above the datum ground level. Concern has been raised that this would lead to an unacceptable level of overlooking to the neighbouring garden. The provision of this raised terrace is acceptable in principle, however it is considered necessary to secure the submission of details of a raised boundary treatment immediately adjacent to the terrace area by condition, in the interests of preserving privacy for the neighbouring residents at No.8 Hurley Crescent and No.2 Thame Road. Here it will be requested that the boundary fence achieves a height of 1.7m above the proposed terrace area, so as to prevent overlooking to a harmful degree.
31. To achieve the required privacy screening will require the height of the boundary treatment to be increased beyond the 2m allowed under permitted development rights. This will require a fence height of 2.2m for the depth of the terrace area which is 2m. Whilst this would have an impact upon the neighbours at No.8 Hurley Crescent and No.2 Thame Road, this would not be considered to lead to an unacceptable impact to outlook or receipt of daylight and sunlight.
32. Concern has been raised with regard to the potential for the dormer to overlook adjoining and facing neighbours to the side and rear. However, it is considered that due to the nature of the dormer, being set within the roof form of the host

property, this would not enclose the clearance distances between facing neighbours and would maintain the same relationship of mutual overlooking with adjoining and facing neighbours. As such, it is considered the proposed dormer would not lead to unacceptable overlooking impacts to facing neighbours at Nos. 2 and 4 Thame Road. For this reason, the proposal would not be considered to lead to an unacceptable overlooking impact.

Daylight and sunlight

33. As outlined above, the proposed ground floor rear extension would extend 500mm from the rear wall of the main house, to a height of 3.3m on the boundary with No.8. Whilst substantial in height, this is mitigated by the short depth of the addition and therefore would not be considered to harm the receipt of daylight and sunlight to No.8 Hurley Crescent. With respect to No.10 Hurley Crescent, when considering the impact of the works upon this property, it is noted that the siting of No.9, reduces the level of daylight received to the rear facing window and door to No.10. Therefore, the addition of the single storey rear addition is not considered to exacerbate this to an unacceptable degree. In addition, the reduced height of 2.4m on the boundary would be considered sufficient to minimise any daylight and sunlight impact as far as is reasonably practicable.

Overshadowing of amenity spaces

34. Following the reduction in depth and height of the proposed ground floor rear extension, it is considered the works would not lead to the overshadowing of the gardens to the adjoining neighbours to an unacceptable degree past that which is already experienced by the proximity of No.9 Hurley Crescent. It is noted that concern has been raised with regard to the potential of the proposed dormer extension to overshadow, the solar panels to the neighbouring property at No.10 Hurley Crescent. However, due to the scale and nature of the dormer addition, it is considered that this would not have a detrimental impact upon the surrounding properties.
35. For the reasons outlined above, the proposal would not be considered to lead to harmful amenity impacts by way of loss of outlook, daylight or sunlight or increased overshadowing, in accordance with P56 ‘Protection of amenity’ of the Southwark Plan (2022).

Transport and highways

36. The application property contains a garage to the ground floor, the retention of which has been secured by condition in the parent permission issued by the LDDC. This prohibits the conversion of the garage without the written permission of the council. For this reason the application has been assessed in consultation with the council’s Transport Policy Team, who have raised the following issues.

Servicing and deliveries

37. A request for the submission of a construction management plan has been requested. However, it is considered that due to the scale and nature of the proposals, this would not be considered proportionate. Concern has been raised

with regard to the arrangements for access to and from the property alongside the storage of plant and materials with regard to local parking conditions. The scale and nature of the works are such that this would not require contractors to be on site for an unreasonable amount of time.

Refuse storage arrangements

38. The transport comments received, request additional detail on the capacity of the refuse storage, however as this is a householder application that will not increase the number of residents in place, this would not be required in accordance with P62 'Reducing waste' of the Southwark Plan (2022).

Car parking

39. The proposals involve the internal reconfiguration of the ground floor which would reduce the garage space available. The comments received from the transport policy team have enquired whether this is currently used for the storage of a car and if so where this would be accommodated to allow for an assessment of any displacement parking. It was confirmed that the garage is not currently used for the storage of a car, but would instead be parked immediately to the front of the property. Whilst it is understood that the parent permission looked to secure the use of the garages at this new estate for the storage of cars in perpetuity, it is also acknowledged that in the years since permission was granted the size of the average car has increased, preventing their practical use for vehicle storage. When a site visit was undertaken, it was noted that the surrounding street scene was not overly congested with parked cars, as such in isolation the proposal would not be considered to lead to detrimental level of overspill parking. In accordance with P50 'Highway impacts' and P54 'Car parking' of the Southwark Plan (2022).

Environmental matters

Flood risk

40. The application site is located in flood zones 2 and 3, and is set a raised floor level to reduce risk to property. Whilst no flood risk assessment has been submitted, the proposal would allow for the movement of more sensitive uses such as bedrooms to be located at the upper floors, which is welcomed. With regard to the impact of the works, the scale of the additions are modest and therefore would not be considered to increase flood risk. In accordance with P68 'Reducing flood risk' of the Southwark Plan (2022).

Energy and sustainability

41. The application has not provided any specific material in response to P70 'Energy', which requires development to be; lean (energy efficient), clean (use low carbon energy supply) and green (utilise renewable forms of energy generation). However, it is considered that due to the scale of the proposed works, this would not be required. In accordance with P70 'Energy' of the Southwark Plan (2022).

Mayoral and borough community infrastructure levy (CIL)

42. The development would lead to the provision of less than 100 sqm of floor space and would not create any new residential units. For these reasons, the proposal is not liable for Mayoral or Borough CIL.

Other matters

43. Quality of accommodation

Concern has been raised that the scale of the rear extension is excessive and does not retain enough of the rear garden. However, it is noted with the reductions to the proposed rear extension covers approximately 6 sqm, and would retain approximately 50 sqm of the garden amenity space. In accordance with P15 'Residential design' of the Southwark Plan (2022).

44. Consultation

Concern has been raised that adequate consultation has not been undertaken to adjoining properties. However, following an examination of the record for this application, the council is assured that the appropriate letters of notification were sent in the first round of consultation. Furthermore, following the material amendments to the scheme, re-consultation letters to adjoining neighbours and re-consultation emails to those who contributed to the first round of consultation have been sent. Concerns have also been raised that the properties of No.6 and 8 Thame Road, have not been consulted. However, it is noted that as these are not adjoining properties and therefore would not be consulted under the provisions of the Development Management Procedure Order (2015).

45. Noise impact

An objection has raised concerns with regard to the impact of construction works upon noise levels locally. However, it is considered that this can be suitably controlled in accordance with the provisions of the Control of Pollutions Act (1974), which prescribes the hours in which works can be carried out.

46. Loss of value to neighbouring properties

The impact of the works upon the value of surrounding properties is not a material planning consideration that can be taken into account in the assessment of the proposal.

Consultation responses from members of the public and local groups

47. In total, 6 objections have been received, the issues raised have been categorised below:

- Design quality and impact on visual amenity of the area
 - The development is out of character with regard to scale and appearance
 - The proposal would interrupt a uniform appearance of the rear of

the terrace.

- Quality of accommodation:
 - The proposal would increase the footprint of the house to an excessive extent
- Neighbour amenity impacts
 - The height and depth of the single storey rear extension on the boundary with No.8 will adversely affect the enjoyment of the garden.
 - The single storey rear extension would overshadow neighbouring gardens
 - The raised patio will overlook the neighbouring garden at No.8.
 - The dormer extension will overlook the neighbouring garden at No.8
 - The proposed dormer extension will cast shade onto neighbouring solar panels.
- Transport, parking, highways and/or road safety issues;
 - Construction vehicles will lead to parking pressures.
- Environmental issues.
 - The carrying out of the construction work will be disruptive with regard to noise levels locally.
- Other matters
 - Loss of value to neighbouring properties.
 - The council has failed to notify all required adjoining neighbours.

Officer comment:

- See previous sections of the report for response to each point in turn.

Consultation responses from internal consultees

48. Transport comments:

Description of proposals: Single storey rear extension. partial garage conversion and internal reconfiguration at ground floor. Rear dormer loft extension with velux roof windows installed to front plane of roof.

Location Details: PTAL= 3. CPZ = Rotherhithe and Surrey Docks CPZ - implementation scheduled Summer 2020.

Comment:

The application will only be acceptable from a transport perspective once the applicant has addressed the following points:

1. The applicant needs to clarify if the pre-existing garage is used to accommodate a car and if so, where the car would be accommodated as a

result of the partial garage conversion. Any parking displacement impact would need to be considered (however minimal this might be).

2. The applicant should clearly mark up on plans the location and waste storage facility capacity.
3. The applicant will be required to provide details as to how it intends to manage the construction process associated with the construction works to minimise impact on the local highway network and community.

Transport Recommendations

The application will only be acceptable from a transport perspective, once the above mentioned issues are addressed.

Officer comment:

- See discussion above in transport section.

Consultation responses from external and statutory consultees

49. Due to the scale and nature of the works, no external consultations have been undertaken.

Community impact and equalities assessment

50. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
51. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
52. 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:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. 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
3. 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.
53. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

54. 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.
55. This application has the legitimate aim of increasing residential floor space. 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.

Positive and proactive statement

56. 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.
57. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	NO
If the pre-application service was used for this application, was the advice given followed?	N/A
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their	YES

recommendation in advance of the agreed Planning Performance Agreement date?

CONCLUSION

59. Overall, it is considered that the works in their amended form would be acceptable and would not lead to an unacceptable amenity impact for adjoining neighbours. The design is well considered and demonstrates sufficient subservience to the host property and would preserve the visual amenity of the surrounding area. Furthermore, the proposal is considered to be acceptable in all other regards. It is therefore recommended that planning permission be granted, subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
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: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Consultation undertaken and consultation responses received
Appendix 3	Relevant planning policy
Appendix 4	Planning history of the site and nearby sites

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Ewan Lawless, Planning Officer	
Version	Final	
Dated	26 August 2022	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Date final report sent to Constitutional Team	26 August 2022	

APPENDIX 1

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 & Mrs Treacy **Reg. Number** 22/AP/0498

Application Type Householder Application

Recommendation GRANT permission **Case Number** 461-9

Draft of Decision Notice

Planning permission is GRANTED for the following development:

Construction of a single storey rear extension, provision of raised terrace, increased height of boundary treatments, internal reconfiguration with partial garage conversion, complete with rear dormer loft extension and installation of roof lights to front roof plane.

9 Hurley Crescent London Southwark SE16 6AL

In accordance with application received on 21 February 2022 and Applicant's Drawing Nos.:

Existing Plans

FLOOR PLAN, ROOF AND ELEVATIONS - EXISTING PL-002 received 21/02/2022

SECTIONS AND ELEVATION (FRONT) - EXISTING PL-003 received 21/02/2022

Proposed Plans

EXISTING AND PROPOSED GROUND FLOOR PLAN PL-500 - P00 received 12/08/2022

EXISTING AND PROPOSED FIRST FLOOR PLAN PL-501 - P00 received
12/08/2022

EXISTING AND PROPOSED SECOND FLOOR PLAN PL-502 - P00 received
12/08/2022

EXISTING AND PROPOSED LOFT FLOOR PLAN PL-503 - P00 received 12/08/2022

EXISTING AND PROPOSED FRONT ELEVATION PL-504 - P00 received
12/08/2022

EXISTING AND PROPOSED REAR ELEVATION PL-505 - P00 received 12/08/2022

Other Documents

EXISTING AND PROPOSED SECTION AA PL-506 - P00 received 12/08/2022

SITE AND LOCATION PLAN PL-550 - P00 received 12/08/2022

Time limit for implementing this permission and the approved plans

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.

Permission is subject to the following Pre-Occupation Condition(s)

3. Prior to the use of the raised terrace, here by granted permission, details of boundary treatments along the property boundary with No.8 Hurley Crescent and No.2 Thame Road, to a height of 2.2m, for the depth of the proposed terrace area, shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be retained thereafter and shall not be altered without the written consent of the local planning authority.

Reason:

In the interests of preserving the privacy of adjoining neighbours by averting an unacceptable overlooking impact from the use of the terrace area. In accordance with P56 'Protection of amenity' of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

4. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with: the Chapter 12 'Achieving well-designed places' of the National Planning Policy Framework (NPPF) (2021); Policy D4 'Delivering good design' of the London Plan (2021) and Policies P13 'Design of places' and P14 'Design quality' of the Southwark Plan (2022).

5. The development must be carried out in accordance with the provisions of the Planning Fire Safety Strategy prepared by Blakdog Ltd dated 24 February 2022 unless otherwise approved in writing by the Local Planning Authority.

Reason:

To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

Informatics

- 1 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is:

"third-party independent and suitably-qualified" The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

APPENDIX 2

Consultation undertaken and responses received

Site notice date: n/a.

Press notice date: n/a.

Case officer site visit date: 28.07.2022

Neighbour consultation letters sent: 12/08/2022

Internal services consulted

Transport Policy

Statutory and non-statutory organisations

Neighbour and local groups consulted:

2 Marlow Way London Southwark

4 Thame Road London Southwark

10 Hurley Crescent London Southwark

2 Thame Road London Southwark

8 Hurley Crescent London Southwark

Re-consultation:

Consultation responses received

Internal services

Transport Policy

Statutory and non-statutory organisations

Neighbour and local groups consulted:

71 Merton Hall Road London SW19 3PX	8 Hurley Crescent London Southwark
10 Hurley Crescent London Southwark	8 Hurley Crescent, London SE16 6AL
10 Hurley Crescent London SE16 6AL	4 Thame Road London Southwark
10 Hurley Crescent London Southwark	

APPENDIX 3

Relevant Planning Policy

National Planning Policy Framework (NPPF)

1. The revised National Planning Policy Framework ('NPPF') was published in July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
2. Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications:
 - Chapter 2 Achieving sustainable development
 - Chapter 12 Achieving well-designed places.

The London Plan 2021

3. On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:
 - Policy D4 - Delivering good design
 - Policy D12 - Fire Safety

Southwark Plan 2022

4. The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:
 - P13 Design of places
 - P14 Design quality
 - P15 Residential design
 - P50 Highways impacts
 - P54 Car Parking
 - P56 Protection of amenity
 - P60 Biodiversity
 - P61 Trees
 - P62 Reducing waste
 - P68 Reducing food risk
 - P70 Energy

Area based AAP's or SPD's

5. Of relevance in the consideration of this application is:

- 2015 Technical Updated to Residential Design Standards SPD (2011)

APPENDIX 4

Relevant planning history

No relevant planning history