
RECOMMENDATION LDD MONITORING FORM REQUIRED

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

Applicant Mr M. Thomas
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 10-AP-1738
Case Number TP/2621-68A

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing single storey commercial storage building and erection of a two storey two bedroom dwelling house.

At: 68A CRAWTHEW GROVE, LONDON, SE22 9AB

In accordance with application received on 21/06/2010

and Applicant's Drawing Nos. Site plan, Photographs - sheets 1 and 2, 999.01, 999.02, 999.03, 999.04 A, 999.05 A, 999.06 A, 999.07 A, 999.08 F, 999.09 F, 999.11 E, 999.12 E, 999.13 B, 999.14 F, 999.15 D, 999.20 B, 999.21 A; Design and Access Statement.

Subject to the following condition:

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

Reason

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

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 999.01, 999.02, 999.03, 999.04 A, 999.05 A, 999.06 A, 999.07 A, 999.08 E, 999.09 E, 999.11 D, 999.12 E, 999.13 B, 999.14 E, 999.15 D, 999.20 B, 999.21 A.

Reason:

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

- 3 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.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan 2007.

- 4 Notwithstanding the provisions of Class A and Class B of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the two storey dwelling, without the prior written consent of the Council, to whom a planning application must be made.

Reason: To ensure that the amenity of neighbouring residents are protected and that any extensions would be of an acceptable design quality in accordance with Policies 3.2 Protection of amenity and 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007.

- 5 The window on the rooflight of the ground floor element of the building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at from undue overlooking and noise disturbance in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Plan

2007.

- 6 The roof of the dwelling hereby permitted shall not be used other than as a means of escape or for maintenance purposes and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of adjoining properties and those in the vicinity may be protected from overlooking from use of the roof area in accordance with Policy 3.2: 'Protection of Amenity' of the Southwark Plan 2007.

- 7 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwelling before the dwelling is occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2: Protection of Amenity and Policy 3.7 Waste reduction of the Southwark Plan 2007.

- 8 Before any above ground work hereby authorised begins, detailed drawings [*select scale 1:50*] of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall not be carried out otherwise than in accordance with any such approval given. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Reason

In order that the Local Planning Authority may ensure that the design and details are in the interest of the special architectural qualities of the existing building and the public spaces around it in accordance with Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007.

- 9 Before any work hereby authorised begins, details of a Contaminated Land Assessment and associated remediation strategy, including an investigation and survey of the soil conditions of the site sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved in writing by the Local Planning Authority. Before the first occupation of the building hereby permitted, the measures pursuant to this condition shall be carried out in accordance with any such approval given and a report certifying such completion shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies 3.1 Environmental Effects, 3.2 Protection of Amenity and 3.10 Hazardous Substances of The Southwark Plan 2007 and PPS23 Planning and Pollution Control.

- 10 The cycle storage facilities as annotated on drawing 999.08E shall be provided before the unit hereby approved is occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Policy 3.2 'Protection of Amenity' and 5.3 Walking and cycling of the Southwark Plan 2007.

- 11 Before the first occupation of the building hereby permitted details of facilities for the composting of organic waste and the collection of rainwater for recycling shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage household recycling and the reduction of household waste and water consumption in accordance with Policies 3.7 Waste Reduction and 3.9 Water of The Southwark Plan 2007.

- 12 Before any above ground work hereby authorised begins, details of the green roof (including a specification and maintenance plan) to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

Reasons for granting planning permission.

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

- a] Policies 1.4: Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations advises that for all developments located outside POLs and PILs which have an established B Class Use, subject to certain criteria, development will be permitted provided there is no net loss of floorspace in Class B, subject to a number of exceptions. ; 3.2: Protection of Amenity advises that permission will not be granted where it would cause a loss of amenity.; 3.11: Efficient use of land advises that all development should ensure that they maximise the efficient use of land whilst adhering to the criteria listed; 3.12: Quality in design requires new development to achieve a high quality of architectural and urban design; 3.13: Urban Design advises that principles of good design must be taken into account in all developments; 3.14: Designing out crime advised that development in both private and public realm should be designed to improve community safety and crime prevention; 4.1: Density of residential development advise density ranges in different areas of the borough; 4.2: Quality of residential accommodation advise on quality of design and standards relating to amenity of future occupiers; 5.3: Walking and cycling seeks to ensure that development make adequate provision for pedestrians and cyclists within the development, creates or contributes towards more direct, safe and secure walking and cycling routes and provides convenient, secure and weatherproof cycle parking; 5.6: Car parking seeks to minimise the number of car spaces provided for all developments that require car parking. All developments will be expected to include justification for the amount of car parking spaces sought. In this respect the following will be taken into account: Public Transport Accessibility Levels; the impact on overspill parking and the demand for parking within the Controlled Parking Zones. of the Southwark Plan [July 2007].
- b] Planning Policy Statements [PPS] and Guidance Notes [PPG]: PPG 13 Transport

Particular regard was had to the change of use that would result from the proposed development but it was considered that this would be outweighed by the provision of a new two bedroom dwelling in an pre-dominantly residential area. Consideration was also given to the impact the proposal would have on the neighbouring residential properties in terms of privacy, loss of light and other amenity concerns. It was not thought that the proposed development would cause a level of harm such that would warrant refusal of the scheme and on balance it was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.