

Item No. 6.1	Classification: OPEN	Date: 17 November 2010	Meeting Name: Walworth Community Council
Report title:	Development Management planning application: Application 09-AP-2722 for: Renewal of unimplemented permission Address: NEW SCHOOL HOUSE, SILVERTHORNE LOFTS, 400 ALBANY ROAD, LONDON, SE5 0DJ Proposal: Renewal of planning permission, LBS Reg. 06AP0478, allowed on appeal, reference APP/A5840/A/06/2023548 dated 29/3/2007, for erection of a new two bedroom end of terrace dwelling.		
Ward(s) or groups affected:	Faraday		
From:	Head of Development Management		

PURPOSE

To consider the above application which is being reported to the Walworth Community Council due to the number of objections that have been received.

RECOMMENDATION

- 1 Grant planning permission subject to conditions

BACKGROUND INFORMATION

Site location and description

- 2 The application site (area approximately 162 sq.m) relates to a vacant plot of land which is bounded on three sides by buildings and their adjoining garden walls. To the south is a two and a half storey house which forms part the end of a staggered terrace of three houses. The gable wall of that terrace, facing the application site, has no openings in it. To the north is the rear of a row of terraced houses fronting Boundary Lane. The south facing gable ends of two of these properties form part of the application site's boundary, and have windows to the first and second floors overlooking the site. The western boundary is formed by a blank gable wall at the end of a terrace of houses fronting Albany Mews. The open (east) boundary fronts onto hard landscaping and a car park beyond.
- 3 The south western corner of a converted school building sits just off the north east corner of the site and landscaping fills the space between the site and this building, with allocated car park spaces for existing residents. Access to the site is from Albany Road. The site is 'gated' with access to the site controlled via an access gate that fronts Albany Road. The immediate area is predominantly residential in character.
- 4 The immediate surrounding buildings are not listed and the premises is not located within a designated conservation area. However, the site is designated as being within the Aylesbury Action Core Area, for which the Aylesbury Area Action Plan sets out the planning strategy for the long term regeneration of the area. The site has a

high public transport accessibility level of 5. It is located in a controlled parking zone.

Details of proposal

- 5 This application is for renewal of planning permission, LBS Reg. 06AP0478, allowed on appeal, reference APP/A5840/A/06/2023548 dated 29/3/2007, for erection of a new two bedroom end of terrace dwelling.
- 6 The proposed footprint of the building is 79 sq.m. The proposed dwellinghouse would have a gross internal floor area of 109m². It would feature a study (11.4m²) and a combined kitchen/living/dining area of 40m² at the ground floor level. At the first floor level two bedrooms (14m² and 12m²) and a bathroom (4m²) would be provided.
- 7 Two car parking spaces are proposed, compared with one which was proposed as part of the previous permission. The parking would be located in the parking area to the east of the site with access from Albany Rd.
- 8 There are bin stores and cycle storage as well as general storage allocated on the submitted ground floor plan, to the north of the proposed house.

Planning history

- 9 Planning permission (Lbs.Reg.No: 06-AP-0478) was allowed on appeal (Ref: APP/A5840/A/06/2023548), on 29/3/2007, following the Council's refusal on 08/06/2006 of a scheme for the erection of a new two bedroom end of terrace dwelling.
- 10 In allowing the appeal, the Inspector noted that,

'the footprint of the proposed development would follow the stepped layout of the existing houses, and the height would also be stepped to minimise any visual impact when seen from the rear of the terrace of houses facing Boundary Lane to the north. There is an existing brick wall at the end of these gardens, which we estimated during the accompanied site visit to be 3m high, rather than the 2m given in the Council's Appeal Statement in paragraph 6.3. This wall prevents any ground level inter-visibility, and 2m chain fence which surmounts the wall tends to filter any oblique views at a higher level'.
- 11 The Inspector also stated that,

'there would be no windows in the end wall of the proposed dwelling, though the west-facing at first floor level would have very oblique view of the rear garden of 16 Boundary Lane and a more direct view but at increasing distance of the rear gardens of 14 Boundary Lane and other houses along. The gardens of Boundary Lane houses would be shielded to a large extent by the 3m garden walls, and as far as I could tell on my site visit the degree of overlooking from the proposed dwelling towards the gardens of nos. 2 - 14 Boundary Lane would be much less than that existing from the first floor rear windows of the houses of nos. 6 - 11 Albany Mews'.
- 12 In summary, the Inspector had concluded that the small dwelling sitting alongside the newly built terrace of traditional-style two storey houses was acceptable. Furthermore, there would be no material increase in visual impact for the Boundary Lane houses as a result of the proposal, and that the changes in overlooking and level of privacy would be minimal.

Planning history of adjoining sites

- 13 Not relevant to this particular application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 14 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) design and appearance of proposed dwelling and appearance within streetscene
 - c) impacts on amenity of adjoining and nearby occupiers, and amenity of future occupiers
 - d) transport impacts
 - e) flood risk

Planning policy

Southwark Plan 2007 (July)

- 15
- 3.2: Protection of amenity
 - 3.7: Waste Reduction
 - 3.9 Water
 - 3.11: Efficient use of land
 - 3.12: Quality in Design.
 - 3.13: Urban Design.
 - 4.2: Quality of residential accommodation
 - 4.3 Mix of dwellings
 - 5.2 Transport impacts
 - 5.3 Walking and Cycling
 - 5.6 Car parking

Residential design standards SPD 2008

London Plan 2008 consolidated with alterations since 2004

- 16 None relevant

Core Strategy

- 17 The Council submitted the draft Core Strategy to the Secretary of State on 26 March 2010 and the Examination in Public hearings took place in July 2010. The Core Strategy policies should be considered as currently having no weight when determining planning applications as they are awaiting the Inspector's report and his finding of soundness. Applications should continue to be determined pending receipt of the Inspector's report primarily in accordance with the saved policies in the Southwark Plan 2007 and the London Plan 2008.
- 18 The Inspector's report on the Core Strategy is expected around December 2010. With a recommendation of soundness from the inspector there will be a very high degree of certainty that the Core Strategy will be adopted and that a number of existing Southwark Plan policies will be replaced. In view of this, on publication of the inspector's report, all core strategy policies should be given significant weight in determining planning applications. Less weight should be given to existing policies which are soon to be replaced. Formal adoption of the core strategy is expected in January 2011.

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 19 PPS1 Delivering Sustainable Development
PPS3 Housing

Principle of development

- 20 The proposal under consideration is for renewal of planning permission, LBS Reg. 06AP0478, allowed on appeal, reference APP/A5840/A/06/2023548 dated 29/3/2007, for erection of a new two bedroom end of terrace dwelling. One of the main issues is whether since the grant of that planning permission, there has been any material change in planning policy, circumstances, or other material considerations that would lead officers to conclude that consent should not be granted now.
- 21 In these regards, the character of the site and surroundings is not considered to have materially altered since the permission was first granted. The Southwark Plan 2007 was a material consideration in the grant of the previous permission, and remains unaltered. Whilst the Core Strategy has been to an Examination in Public, the Council has not received the Inspector's binding report and the Core Strategy carries very little weight for this reason. The Council's Residential Design Standards SPD was adopted in 2008 since the appeal was allowed and this is the main change in planning policy and guidance since consent was first granted.
- 22 Officers consider that in the absence of any new policy which would seek to preclude such use, the principle of a new house on the site remains acceptable. With regards to policy 4.2 Quality of residential accommodation of the Southwark Plan and the Residential Design Standards SPD 2008, all the individual room sizes would be acceptable, including the combined kitchen/living/dining area of nearly (40sq.m) which would be well over the minimum required 27 sq.m stipulated in the SPD.. Moreover, when considered in relation to the overall proposed floor area for the house, (90sq.m), this is clearly more than the required minimum floor area for a two bedroom dwelling which is 60sqm. The proposed overall floor area also exceeds the minimum floor area sought by the Core Strategy for a two bed unit which is 70sqm, so although the Core Strategy carries little weight the standard is nonetheless met.
- 23 The acceptability of a proposed two bedroom dwelling house will also depend on detailed assessment of impacts on amenity, transport and residential design standards. These matters are assessed below where it has been concluded that the scheme would be acceptable subject to conditions.

Environmental impact assessment

- 24 None required due to the nature and size of the scheme which does not fall within Schedule 1 and is below the relevant thresholds for Schedule 2 development, being less than 0.5ha in area and as it is not within a sensitive area and as it is not considered that the scheme would result in significant environmental impacts in this urbanised location.

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

- 25 This scheme involves the same description/proposal as allowed on appeal by the Inspector previously. The conclusion on the previous scheme had been that there would be no harm arising to the amenity of surrounding occupiers by reason of its siting, height, size, layout and design resulting in visual intrusion, dominance, overlooking and a loss of privacy. There has been no material change in circumstances or planning policy to lead officers to a different conclusion in this instance.
- 26 The dwelling would provide a satisfactory internal living environment for future

residents. As outlined above the Council's minimum dwelling and room size standards are met. An outdoor amenity area to the rear of the dwellinghouse would be provided. It would be 6m in depth, 8.5m in width and 51m² in area. It would be consistent with the overall recommended minimum total area for an outdoor amenity area as detailed in Residential Design Standards SPD 2008, although with a depth of 6m it falls below the minimum required depth of 10m (although it would be 8.5 wide). However, on balance the inadequate depth of the garden area in terms of the guidelines provided by SPD is not considered to represent reasonable grounds for refusal in this instance as the garden would still be of useable dimensions and meets the minimum 50sqm private space at the rear of the dwelling. The adjacent dwellings also have rear gardens area that are less than 10m in depth.

- 27 On balance, the scheme is therefore considered to be acceptable having had regard to policy 3.2 Protection of amenity of the Southwark Plan 2007.

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

- 28 None as the surrounding area is mainly residential in character with no land uses nearby which are considered to be harmful to this proposed residential conversion.

Traffic issues

- 29 The site has good access to public transport, being in close proximity (walking distance) to Albany Road/ Camberwell Road/ Walworth Road which is well served by a number of buses and in close proximity to Elephant & Castle train and tube stations. In this regard the provision of housing in areas well served by public transport is considered to provide for an efficient use of land. Like the previous consented scheme, the development would have dedicated on site car parking although there are now two spaces proposed rather than one as per the previous scheme. The proposed spaces are numbered 37 & 38 on the applicant's parking plan.

- 30 Objections have been received in relation to parking pressures, with writers concerned that the existing parking area is already oversubscribed and that adding another house to the parking demand would not be acceptable. Officers note that the previous scheme offered one parking space, whereas this scheme proposes two. In order to avoid additional burden in the controlled parking zone, it is considered that parking should be provided for the house. However, given the good public transport accessibility and as the scheme is for a two bed house rather than a larger family home, it is likely that one parking space would be sufficient to meet the needs of the occupiers. Transport officers have not objected to the proposed level of parking, but officers have asked the applicant to consider whether one space will be acceptable to them and will report to members on any amendment to the scheme in this regard via an addendum report.

- 31 There is considered to be adequate space for storage of refuse and recyclables and cycle storage. Provision of the proposed cycle, refuse storage and storage spaces should be secured by condition if consent is granted.

Design issues

- 32 The application site would form part of a gated residential development. The existing development that makes up the gated residential development including the two-storey terraced dwellinghouses to the south of the application site would largely screen the proposed dwellinghouse from views from public places, including Albany Road.

- 33 The proposed dwellinghouse would have a relatively modern design featuring a box or rectangular elements with considerable glazing to the rear elevation and the upper section of the front elevation. Its appearance would not match the more traditional

design of nearby buildings, but it would not have a detrimental impact on the character or appearance of the area. Details of materials should be secured by way of condition if consent is granted.

- 34 The landscaping which is proposed is a mixture of hard and soft elements and seeks to unify all aspects of the site into a single cohesive design. Bin and cycle storage are provided and clad in identical timber to that of the fences and doors and relate to the built form. It is considered that the landscaping would form a distinctive 'garden' to the rear of the property. Due to its enclosed situation it would have a courtyard garden feel with planting to reflect the environment and geographical feel.
- 35 Overall the scheme is considered to be acceptable with regard to policies 3.11 Efficient use of land, 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007.

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

- 36 The site is not within a conservation area nor are the adjoining buildings listed.

Impact on trees

- 37 No trees affected by this proposal

Planning obligations (S.106 undertaking or agreement)

- 38 Not required.

Sustainable development implications

- 39 The proposal will provide housing for future residents in a sustainable location well served by public transport. Furthermore the property will include discrete solar panels to provide for hot water heating and rain water will be harvested to assist with cold water supply.

Other matters

- 40 Three letters of objections have been received and these were considered when making this recommendation. Concerns raised are addressed below.

Construction impacts and effects on adjoining building as a result of building works

- 41 Whilst larger development schemes are often subject to a construction management plan secured by condition, this is not considered to be reasonable for a small scale scheme. On a relatively small scale scheme such as this, it is considered that disruption in terms of site preparation and building works would be appropriately controlled under separate environmental protection regulations such as the Control of Pollution Act 1974.

Parking pressures

- 42 Loss of car parking spaces, allocation of existing car parking spaces and access to the premises and any security issues in relation to access via the secure and "gated" entrance to the development are addressed above where it has been considered that the level of parking provision would be acceptable, although it would be preferable if the parking were reduced to one space. This has been raised with the applicant and an update will be provided to Members. Security of the site is a matter for the overall management of the existing parking area and the applicant would need to ensure that they have all other necessary consents, including permission for use of the parking space/s, before being able to give effect to the consent.

Environmental performance

- 43 The applicant's design and access statement sets out measures in relation to energy efficiency in relation to appliances, and states that the scheme would meet building regulations requirements in relation to conservation of fuel and power. Given the small scale of the scheme it is not considered that additional measures such as on site renewables would be practicable to insist upon, and the scheme is considered to be acceptable in relation to sustainability on the basis of information submitted.

Flood risk

- 44 The site is in a flood risk area. Following their initial objection, the EA advised that given the level of flood risk at the site and the fact that no bedrooms are proposed at ground floor level, also that there is a route upstairs in case of a flood, they will withdraw their earlier objection. Therefore no objection to proposal.

Conclusion on planning issues

- 45 Consideration was had to the acceptability of the proposed dwellinghouse, where it was considered that since the scheme complied with policies in relation to land use and quality of residential accommodation, and that subject to conditions in relation to cycle storage, refuse and general storage spaces the scheme would be acceptable. There was no material harm considered to arise in relation to the amenity of adjoining occupiers, and in relation to the amenity of surrounding occupiers by reason of its siting, height, size, layout and design resulting in visual intrusion, dominance, overlooking and a loss of privacy. Planning permission is therefore recommended as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Community impact statement

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

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

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: none

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: none required

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.

Summary of consultation responses

- 49 Three letters of objections have been received from adjoining residents, these objections can be summarised as follows:

The proximity of the building to surrounding building too close and would make the immediate area overcrowded, including unavoidable delay and excessive disruption to

the quality of life during the building process;

Access to the site would cause disruption and comprise the security gate entrance, encroachment on planted areas, courtyard and private garden spaces;

Pressure on existing and future parking spaces, including objection to parking bay.

Human rights implications

- 50 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.
- 51 This application has the legitimate aim of providing a two bedroom dwellinghouse. 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 52 None

REASONS FOR LATENESS

- 53 N/A

REASONS FOR URGENCY

- 54 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2302-400 Application file: 09-AP-2722 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone:: 020 7525 5446 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Gary Rice Head of Development Management	
Report Author	David Williams	
Version	Final	
Dated		
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
Date final report sent to Constitutional / Community Council / Scrutiny Team	8 November 2010	

APPENDIX 1

Consultation undertaken

Site notice date: 17/02/2010

Press notice date: Not required in this instance.

Case officer site visit date: 17/02/2010 (unaccompanied)

Neighbour consultation letters sent: 08/02/2010

Internal services consulted:

Transport team

Statutory and non-statutory organisations consulted:

Environment Agency:

Neighbours and local groups consulted:

2 BRADENHAM CLOSE LONDON SE17 2QB
20B BOUNDARY LANE LONDON SE17 2BH
14 BOUNDARY LANE LONDON SE17 2BH
18 BOUNDARY LANE LONDON SE17 2BH
11 ALBANY MEWS LONDON SE5 0DQ
3 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
5 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
6 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
7 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
8 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
10 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
13 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
14 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
15 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
16 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
17 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
18 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
19 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
20 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
21 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
22 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
23 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
24 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
26 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
28 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
30 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
32 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
35 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
4 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
20C BOUNDARY LANE LONDON SE17 2BH
34 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
FLAT 13 402 ALBANY ROAD LONDON SE5 0DH
38 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
FLAT 1 402 ALBANY ROAD LONDON SE5 0DH
FLAT 3 402 ALBANY ROAD LONDON SE5 0DH
FLAT 4 402 ALBANY ROAD LONDON SE5 0DH
FLAT 6 402 ALBANY ROAD LONDON SE5 0DH
FLAT 8 402 ALBANY ROAD LONDON SE5 0DH
FLAT 10 402 ALBANY ROAD LONDON SE5 0DH
FLAT 12 402 ALBANY ROAD LONDON SE5 0DH
FLAT 13 BRADENHAM BOYSON ROAD LONDON SE17 2BA
FLAT 15 BRADENHAM BOYSON ROAD LONDON SE17 2BA
FLAT 17 BRADENHAM BOYSON ROAD LONDON SE17 2BA
FLAT 19 BRADENHAM BOYSON ROAD LONDON SE17 2BA
FLAT 20 BRADENHAM BOYSON ROAD LONDON SE17 2BA
12A BOUNDARY LANE LONDON SE17 2BH
12C BOUNDARY LANE LONDON SE17 2BH
FLAT 11 BRADENHAM BOYSON ROAD LONDON SE17 2BA

12B BOUNDARY LANE LONDON SE17 2BH
16A BOUNDARY LANE LONDON SE17 2BH
16B BOUNDARY LANE LONDON SE17 2BH
20A BOUNDARY LANE LONDON SE17 2BH
10 ALBANY MEWS LONDON SE5 0DQ
10 BOUNDARY LANE LONDON SE17 2BH
2 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
9 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
11 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
12 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
25 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
27 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
29 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
31 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
33 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
36 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
FLAT 9 402 ALBANY ROAD LONDON SE5 0DH
FLAT 11 402 ALBANY ROAD LONDON SE5 0DH
37 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
39 SILVERTHORNE LOFTS 400 ALBANY ROAD LONDON SE5 0DJ
FLAT 2 402 ALBANY ROAD LONDON SE5 0DH
FLAT 5 402 ALBANY ROAD LONDON SE5 0DH
FLAT 7 402 ALBANY ROAD LONDON SE5 0DH
FLAT 12 BRADENHAM BOYSON ROAD LONDON SE17 2BA
FLAT 14 BRADENHAM BOYSON ROAD LONDON SE17 2BA
FLAT 16 BRADENHAM BOYSON ROAD LONDON SE17 2BA
FLAT 18 BRADENHAM BOYSON ROAD LONDON SE17 2BA
16C BOUNDARY LANE LONDON SE17 2BH
9th floor Eastbury House 30-34 Albert Embankment London SE1 7TL

Re-consultation:

Not required in this instance.

Consultation responses received

Internal services

Transport team: No objection to proposal

Statutory and non-statutory organisations

Environment Agency: Following their initial objection, the EA advised that the given the level of flood risk at the site and the fact that no bedrooms are proposed at ground floor level, also that there is a route upstairs in case of a flood, we will withdraw our objection. Therefore no objection to proposal.

Neighbours and local groups

26 Silverthorne Lofts, 400 Albany Road, objections received on the following grounds:

- The proximity of the building to surrounding building too close and would make the immediate area overcrowded
- construction works would cause interruption and excessive disruption to the quality of life during the building process
- access to the site would cause disruption and compromise the security gate entrance
- encroachment on planted areas, courtyard and private garden spaces.

Flat 22, Silverthorne Loft Apartments, 400 Albany Road: objects on grounds of pressure on existing and future parking spaces, including objection to parking bay.

SE5 0DJ (letter states the writer is an adjoining resident): concerns raised in relation to construction impacts (the scheme would be built onto the writer's property, concern about any impacts on exhaust system to the writer's property, where would trucks park, site worker's access during construction)

- objections in terms of parking - states that the allocated parking spot for the dwelling has already been allocated to someone else, with concern that there is already excessive demand for parking which this scheme would exacerbate pressure on
- states that the scheme was refused and then refused on appeal and sees no change in circumstance now [Officer note - the appeal was allowed which means that consent was granted].