
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. Kristen Ogden	Reg. Number	09-AP-2722
Application Type	Renewal of unimplemented permission	Case	TP/2302-400
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

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.

At: NEW SCHOOL HOUSE, SILVERTHORNE LOFTS, 400 ALBANY ROAD, LONDON, SE5 0DJ

In accordance with application received on 04/12/2009

and Applicant's Drawing Nos. 218-SH-PLAN-EX-SL-001; 218-SH-PLAN-PR-BL-002; 218-SH-PLAN-PR-G-003; 218-SH-PLAN-PR-F-004; 218-SH-PLAN-PR-N-005; 218-SH-ELEV-PR-E-006; 218-SH-ELEV-PR-W-007, 218-SH-ELEV-PR-N-008, 218-SH-ELEV-PR-E-009., 218-SH-ELEV-PR-W-010

Environment Report dated 21/6/2007

Design Proposals dated 7 March 2006 Revision 0 and enclosed document for car park spaces

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:
218-SH-PLAN-PR-BL-002; 218-SH-PLAN-PR-G-003; 218-SH-PLAN-PR-F-004; 218-SH-PLAN-PR-N-005; 218-SH-ELEV-PR-E-006; 218-SH-ELEV-PR-W-007, 218-SH-ELEV-PR-N-008, 218-SH-ELEV-PR-E-009., 218-SH-ELEV-PR-W-010

Reason:

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

- 3 Prior to works commencing on site, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan 2007.

- 4 The dwelling hereby permitted shall not be occupied before the arrangements for the storing of domestic refuse as shown on drawing 218-SH-PLAN-PR-G-003 have been provided and are available for use by the occupiers of the dwelling. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.7 Waste reduction of the Southwark Plan 2007.

- 5 The dwelling hereby permitted shall not be occupied until the secure covered storage of at least one bicycle as shown on drawing 218-SH-PLAN-PR-G-003 has been provided and are available for use by the occupiers of the dwelling. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose.

Reason

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

- 6 Notwithstanding the provisions of Classes A, B, C and E of Part 1 of the Schedule of the Town and Country Planning (General Permitted Development)(Amendment)(No.2)(England) Order 2008, or any acts or regulations updating this Order, no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouse hereby permitted, without the prior written consent of the Council, to whom a planning application must be made.

Reason:

In the interests of the amenities of the occupiers of this dwelling and near neighbours and in order to accord with Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007)

- 7 The first floor flat roof of the house 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 adjacent occupiers may be protected from overlooking from use of the roof area in accordance with Policy 3,2: 'Protection of Amenity' of the Southwark Unitary Development Plan (2007).

- 8 No windows, additional to those shown on the permitted plans, shall be installed in the northern flank walls of the house hereby permitted, without the prior approval in writing of the Local Planning Authority.

Reason:

In the interests of the amenities of adjacent occupiers and in order to accord with Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007).

Reasons for granting planning permission.

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

- a] Southwark Plan [July 2007].

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.7 (Waste reduction) states that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities, and in relation to major developments this will include addressing how the waste management hierarchy will be applied during construction and after the development is completed.

Policy 3.9 (Water) seeks to ensure that all developments should incorporate measures to reduce the demand for water, recycle grey water and rainwater, and address surface run off issues, and have regard to prevention of increase in flooding and water pollution.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure.

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

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 4.2 (Quality of residential accommodation) states that planning permission will be granted for residential accommodation provided that they achieve good quality living conditions; and include high standards of

accessibility, including seeking to ensure that all new housing is built to Lifetime Homes Standards; privacy and outlook; natural sunlight and daylight; ventilation; space including suitable outdoor/green space; safety and security; protection from pollution, including noise and light pollution.

Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area

Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Consideration was had to the acceptability of the proposed two bedroom dwellinghouse, where it was considered that, since the development was acceptable in relation to land use policies and the scheme complied with policies on quality of residential accommodation and the Residential Design Standards SPD 2008, and in particular amenity space for future residents, that subject to conditions in relation to cycle, 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 the proposal's siting, height, size, layout and design resulting in visual intrusion, dominance, overlooking and a loss of privacy, subject to the conditions imposed. Planning permission was therefore granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.