
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	Mrs P. Way	Reg. Number	10- <u>AP</u> -3023
Application Type	Full Planning Permission	Case	TP/2292-50
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of 2-storey dwelling, following demolition of existing building on the site (Use Class C3).

At: 266 TURNEY ROAD, LONDON, SE21 7JP

In accordance with application received on 19/10/2010

and Applicant's Drawing Nos. Site location plan, 2102/1A, 2102/2, 2102/3A, Design and Access Statement, Tree projects site investigation note, Archaeological desk based assessment.

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:

2102/1A, 2102/2, 2102/3A

Reason:
For the avoidance of doubt and in the interests of proper planning.
- 3 Details drawings and details of materials of all boundary treatment to the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved prior to the occupation of the dwelling, unless otherwise agreed in writing by the Local Planning Authority.

Reason
In order to preserve the character and appearance of this part of the Dulwich Village Conservation Area and in the interests of highway safety, in accordance with policies 3.16 'Conservation areas' and 5.2 'Transport impacts' of the Southwark Plan 2007.
- 4 The stairwell window in the north-west elevation 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 268 Turney Road and 50 Dulwich Village from undue overlooking in accordance with policy 3.2 'Protection of amenity' of the Southwark Plan 2007.
- 5 The development shall not commence until details of a Construction Management Strategy has been submitted to, and approved in writing by the Local Planning Authority. The Management Scheme and Code of Practice shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and TV reception emanating from the site and will include the following information for agreement:

- A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- The specification shall include details of the method of piling.
- Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- Arrangements for publicity and promotion of the scheme during construction.
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with policy 3.2 'Protection of amenity' of the Southwark Plan 2007.

- 6 Notwithstanding the details shown on the approved plans, no windows shall be inserted in the south-east elevation of the building hereby permitted.

Reason

To ensure that there would be no blight to the future development of the adjoining site at the end of the rear gardens to 52 and 54 Dulwich Village.

- 7 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

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 3.7 'Waste reduction' of the Southwark Plan 2007.

- 8 Details of the facilities to be provided for the secure storage of cycles shall be submitted to (2 copies) and approved in writing by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development 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.

- 9 Samples of all external facing materials, and surface finishes at the ground floor to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In the interest of the visual amenities of the streetscene and in order to preserve the character and appearance of this part of the Dulwich Village Conservation Area, in accordance with policies: 3.12 'Quality in design', 3.13 'Urban design' and 3.16 'Conservation areas' of the Southwark Plan 2007.

- 10 Scale 1:5/10 section detail-drawings through:

- the facades;
- parapets;
- roof edges; and
- heads, cills and jambs of all openings,

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not

be carried out otherwise than in accordance with any such approval given.

Reason:

In the interest of the visual amenities of the streetscene and in order to preserve the character and appearance of this part of the Dulwich Village Conservation Area, in accordance with policies: 3.12 'Quality in design', 3.13 'Urban design' and 3.16 'Conservation areas' of the Southwark Plan 2007.

- 11 Pile and beam foundations shall be used in the carrying out of this development, and the development shall be carried out in full accordance with the aboriginal report 'Tree projects site investigation note' dated 16th June 2009.

Reason

In order to ensure that there would be no damage an adjacent street tree during the construction of the development, in accordance with policies 3.2 'Protection of amenity and 3.16 'Conservation areas' of the Southwark Plan 2007.

- 12 Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of a replacement tree on the site and showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is begun, and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

In the interest of the visual amenities of the streetscene and the character and appearance of this part of the Dulwich Village Conservation Area, in accordance with policies 3.12 'Quality in design' 3.13 'Urban design' and 3.16 'Conservation areas' of the Southwark Plan 2007.

- 13 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with policy 3.19 'Archaeology' of the Southwark Plan 2007.

- 14 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with policy 3.19 'Archaeology' of the Southwark Plan (July 2007).

- 15 Prior to the commencement of any work on site the applicant should carry out a contaminated land assessment to determine the extent of any contamination present. The results of assessment shall be submitted to and approved by the Local Planning Authority.

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 policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23.

- 16 Should the results for condition 15 demonstrate contamination on site, a detailed remediation scheme 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 must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must 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.

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 policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23.

Reasons for granting planning permission.

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

- a) Policies SP12 'Pollution which requires all developments, where appropriate, to reduce pollution and improve the environmental performance of buildings, especially for energy, water and waste management, 3.2 'Protection of amenity which seeks to ensure an adequate standard of amenity for existing and future occupiers, 3.7 'Waste Reduction which requires developments to provide adequate refuse storage and recycling facilities, 3.11 'Efficient use of land' which requires all developments to ensure that they maximise the efficient use of land, 3.12' Quality in design' which asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit, 3.13 'Urban design' which requires developments to be of a high standard of urban design, 3.15 'Conservation of the historic environment which requires the developments to respect the historic environment, 3.16 'Conservation areas' which requires developments to preserve or enhance the character or appearance of conservation areas, 3.18 'Setting of listed buildings, conservation areas and world heritage sites' which requires the setting of listed buildings, conservation areas and world heritage sites to be preserved, 3.19 'Archaeology' which requires planning applications in Archaeological Priority Zones to be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development, 4.1 'Density of residential development' which establishes density ranges for residential development, 4.2 'Quality of residential accommodation' which requires all residential accommodation to be of a good standard, 5.2 'Transport impacts' which seeks to ensure that developments do not result in adverse highway conditions, 5.3 'Walking and cycling' which requires development to adequately cater for the needs of pedestrians and cyclists, and 5.6 'Car parking' which establishes maximum parking standards, of the Southwark Plan [July 2007].
- b) Planning Policy Statements [PPS] and Guidance Notes [PPG]: PPS3: Housing, PPS5: Planning for the Historic Environment and PPG13: Transport.

Particular regard was had to the impact on the character and appearance of this part of the Dulwich Village Conservation Area and impact upon neighbouring properties, but subject to a number of conditions, it was considered that the character and appearance of the conservation area would be preserved, as would the amenity of neighbouring properties. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Informatives

- 1 The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway.
- 2 You are advised to contact the Public Realm Team in connection with any work to be carried out to the street tree overhanging the site (0207 525 0511).