
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 M. Trentham Michael Trentham Architects	Reg. Number	10- <u>AP</u> -3760
Application Type	Full Planning Permission	Case Number	TP/4038-1
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

The erection of a three storey semi detached building comprising 2 x 3 bedroom residential units against the gable wall of 7 John Maurice Close, with associated waste and cycle storage

At: PARKING SPACES IN FRONT OF 1-6 JOHN MAURICE CLOSE, LONDON, SE17 1PY

In accordance with application received on 30/12/2010 08:00:20

and Applicant's Drawing Nos. Site plan, 123 (S)01, 123 (S)02, 123 (S)03, 123 (P)01 A, 123 (P)02 A, 123 (P)03 A, 123 (P)04 and 123 (P)05.

Daylight and Sunlight Study for Planning
Flood Risk Assessment Report
Parking Stress Survey
Design and Access Statement

Reasons for granting permission.

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

a] Strategic Policies of the Core Strategy 2011:

Strategic Policy 1 Sustainable Development which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 Sustainable Development which seeks to encourage walking, cycling and the use of public transport rather than travel by car.

Strategic Policy 5 Providing New Homes requires that developments meet the housing needs of people by providing high quality new homes in attractive environments, particularly in growth areas.

Strategic Policy 7 Family Homes requires developments to provide more family homes with three or more bedrooms for people on all incomes to help make Southwark a place which is affordable for people on all incomes.

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

b] Saved Policies of the Southwark Plan [July 2007]:

Policy 3.1 (Environmental effects) seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.

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

Policy 3.4 (Energy Efficiency) advises that development should be designed to maximise energy efficiency.

Policy 3.6 (Air Quality) advises that permission will not be granted for development that would lead to a reduction in air quality.

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 3.14 (Designing out Crime) seeks to ensure that development in both the private and public realm is designed to improve community safety and crime prevention.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

Policy 3.31 (Flood Defences) advises that permission will not be granted for development sited adjacent to the River Thames unless it is set back at a suitable distance from the river wall to allow for the replacement/repair of flood defences and for any future raising to be undertaken in a suitable and cost effective manner.

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.

c] Policies of the London Plan [2004]:

- 3A.1 Increasing London's supply of housing
- 3A.2 Borough housing targets
- 3A.3 Maximising the potential of sites
- 3A.6 Quality of new housing provision
- 4A.1 Tackling climate change
- 4A.2 Mitigating climate change
- 4A.3 Sustainable design and construction
- 4A.11 Living roofs and walls
- 4A.12 Flooding
- 4A.13 Flood risk management
- 4B.1 Design principles for a compact city
- 4B.2 Promoting world-class architecture and design
- 4B.6 Safety, security, fire prevention and protection
- 4B.8 Respect local context and communities

c] Planning Policy Statements [PPS] and Guidance Notes [PPG]:

- PPS 1: Planning for Sustainable Communities
- PPS 3: Housing

PPS 5: Planning for the Historic Environment
PPG 13: Transport
PPS 25: Development and Flood Risk
SPG: Sustainable Design and Construction
Residential Design Standards SPD (2008)

Particular regard was had to the potential impact on the character and appearance of the street, the impact on the amenity of neighbouring occupiers, community safety crime prevention and transport impacts. However it was considered that the proposed development, would not create any material harm, subject to the imposition of appropriate conditions and that there was adequate capacity on the surrounding streets to accommodate any overspill parking. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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: 123 (P)01 A, 123 (P)02 A, 123 (P)03 A, 123 (P)04 and 123 (P)05.

Reason:

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

- 3 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings (and adjoining occupiers) before the new 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 saved policies 3.2 'Protection of Amenity' and 3.7 'Waste reduction' of the Southwark Plan 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 4 The area (as shown on drawing 123 (P)01 A) to the rear of the proposed building (the northern end of the site) shall be fenced with visually permeable railings and planted prior to occupation of the building. This area shall thereafter be retained as such and shall not be used for any other purpose without the prior written consent of the Council as local planning authority.

Reason:

In order to ensure that the area will be safe and secure in accordance with saved policy 3.14 'Designing out crime' of the Southwark Plan 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 5 Details of the green roof to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with the green walls is carried out 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, in accordance with saved policies 3.13 'Urban Design' and 3.28 'Biodiversity' of the Southwark Plan 2007 and strategic policy 1 'Sustainable development' of the Core Strategy 2011.

- 6 Detailed drawings of a landscaping scheme, including provision for the planting of suitable trees and shrubs, 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 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. Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously 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 by specimens of similar or appropriate size and species in the first suitable planting season.

Reason:

In order to ensure that the development will achieve a good standard of amenity and to protect the amenity of neighbouring occupiers in accordance with saved policies 3.1 'Environmental effects' and 3.2 'Protection of amenity' of the Southwark Plan 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 7 The brickwork and pointing used in the carrying out of this permission shall match the original facing materials of the building at 7 John Maurice Close.

Reason:

To ensure that the new works blend in with the adjacent building in the interest of the design and appearance of the building in accordance with saved policy 3.12 'Quality in design' of the Southwark Plan 2007 and strategic policy 12 'Design and conservation' of the Core Strategy 2011.

- 8 The dwellings shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reason:

To ensure that the Local Planning Authority is satisfied that the scheme is of a suitable standard of sustainable construction in accordance with saved policy 3.4 'Energy efficiency' of the Southwark Plan 2007 and strategic policy 13 'High environmental standards' of the Core Strategy 2011.

- 9 The second floor windows on the western 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 1-6 John Maurice from undue overlooking in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Plan [UDP] 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 10 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the approved dwellings, without the prior written consent of the Local Planning Authority, to whom a planning application must be made.

Reason:

To ensure the protection of amenity of neighbouring occupiers in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan [UDP] 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 11 Prior to the commencement of development approved by this planning permission the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified;
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

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 Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011,

saved policy 3.1 'Environmental effects' of the adopted Southwark Plan 2007 and PPS 23 Planning and Pollution Control.