
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	Edge Ahead Ltd	Reg. Number	11-AP-2258
Application Type	Full Planning Permission	Case	TP/1114-137
Recommendation	Grant With Unilateral Undertaking	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of rear extensions and erection of two storey rear extension (ground and basement levels) and erection of roof extension, with roof terrace to front in connection with change of use of existing Public House (A4 use class) into residential accommodation comprising: 6 residential units (2no. one bedroom flats and 4 no. two bedrooms flats). Installation of cycle storage, refuse bin storage and other associated landscaping work.

At: 137 TRAFALGAR STREET, LONDON, SE17 2TP

In accordance with application received on 12/07/2011 08:03:19

and Applicant's Drawing Nos. 831/01, 831/100 Rev A, 831/101 C, 831/102 D, 831/103 J, 831/104 G, 831/105 G, 831/106 D, 831/107 B

Design and Access Statement, Bat Inspection Survey, Flood Risk Assessment

Reasons for granting planning permission.

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

a] Saved Southwark Plan 2007:

Policy 1.10 (Small Scale Shops and Services Outside the Town and Local Centres and Protected Shopping Frontages) tries to ensure that a range of essential local services are available within easy walking distance of as many residences as possible.

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 3.11 (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 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

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 4.2 (Quality of Residential Development) aims to achieve good quality housing to provide for the

accommodation needs of the borough.

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) seeks to ensure that car parking is minimised, but also to control overspill parking in order to prevent loss of amenity.

b] Core Strategy 2011

SP 1 (Sustainable Development) ensures that development will improve the places we live and work in and enable a better quality of life for Southwark's diverse population.

SP 2 (Sustainable Transport) encourages walking, cycling and the use of public transport rather than travel by car.

SP 3 (Shopping, Leisure and Entertainment) aims to maintain a network of successful town centres which have a wide range of shops, services and facilities, to help meet the needs of Southwark's population.

SP 5 (Providing New Homes) ensures that Development will provide as much housing as possible whilst also making sure that we have enough land for other types of development and that new housing is in keeping with the character of the area.

SP 10 (Jobs and Businesses) aims to increase the number of jobs in Southwark and create an environment in which businesses can thrive.

SP 11 (Open Spaces and Wildlife) seeks to improve, protect and maintain a network of open spaces and green corridors that will make places attractive and provide sport, leisure and food growing opportunities for a growing population.

SP 12 (Design and Conservation) ensures developments are of high design quality.

SP 13 (High Environmental Standards) requires development to meet the highest possible environmental standards.

c] Planning Policy Statements [PPS] PPS 1 'Delivering Sustainable Development', PPS 3 'Housing', PPS 5 'Planning and the Historic Environment', PPS 25 'Development and Flood Risk'

Particular regard was had to the impact of the development on the character and appearance of the host building and the adjoining Liverpool Grove Conservation Area that would result from the proposed development, but it was considered that the proposal would preserve the character and appearance of the adjoining Conservation Area. The impacts of the scheme on the amenity of adjoining and nearby occupiers was also considered, and it was judged that there would not be significant harm arising. Good standard of living accommodation would be provided. Regard was also had to the impact on the local highway network and the proposal was not considered to lead to significant harm. 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:

831/103 J, 831/104 G, 831/105 G, 831/106 D, 831/107 B

Reason:

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

- 3 Details of the facilities to be provided for the secure storage of cycles shall be submitted to 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

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 saved Policy 5.3 'Walking and Cycling' of The Southwark Plan 2007 and Strategic Policy 2 'Sustainable Transport' of The Core Strategy 2011.

- 4 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 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.

- 5 The facing materials used in the carrying out of the rear extension hereby approved shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of The Core Strategy 2011.

- 6 The materials to be used in the implementation of the roof extension hereby approved shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

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 saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of The Core Strategy 2011.

- 7 The roof of the rear extension hereby permitted shall not be used other than as a means of escape 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 to safeguard the amenity of nearby residents from potential noise nuisance and loss of privacy, in accordance with saved Policies 3.2 'Protection of Amenity' of The Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of The Core Strategy 2011.

- 8 Unless the Applicant can prove it is unfeasible, the dwellings hereby permitted shall achieve at least 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

In the interests of sustainable development and in accordance with Strategic Policy 1 'Sustainable development' and Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.