
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 Pinna World Languages Consultants	Reg. Number	11-AP-1845
Application Type	Full Planning Permission	Case Number	TP/11-104
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use of first and second floor of building from B1 (Office) to dual B1 (Office) non-residential language school (Use Class D1). Works include a roof level extension and outdoor roof top amenity area with balustrade.

At: 88 BERMONDSEY STREET, LONDON, SE1 3UB

In accordance with application received on 08/06/2011 08:00:14

and Applicant's Drawing Nos. DP/ 134 [P] 1, DP/134 [P] 2 and DP/134[P]Sk1. Design and Access Statement. Flood Risk Assessment.

Reasons for granting planning permission.

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

- a] Strategic Policy 12 - (Design and Conservation) which requires the highest possible standards of design for buildings and public spaces and Strategic Policy 13 - (High Environmental Standards) which requires developments to meet the highest possible environmental standards of The Core Strategy (2011).
- b] Saved policies 1.4 (Employment sites outside the Preferred Office Locations and Preferred Industrial Locations) which advises that sites that have an established employment use would be protected unless there are good reasons, in accordance with policy, to permit the loss of employment floor space; 3.2 (Protection of amenity) which advises that development should not harm amenity; 3.12 (Quality in design) which advises that development should achieve a high quality of architectural design; 3.13 (Urban design) which advises that development should relate well to its surroundings; 3.16 (Conservation areas) which advises that development should preserve or enhance the character or appearance of the conservation area; 5.3 (Walking and Cycling) which advises that adequate provision should be made for pedestrians and cyclists; and 5.6 (Car Park) of the Southwark Plan (2007) which advises that development should minimise the number of car parking spaces provided.
- c] Bermondsey Street Conservation Area Appraisal (2003) seeks to ensure that development makes a positive contribution to the Bermondsey Street Conservation area
- d] Planning Policy Statements [PPS] 5 (Planning and the historic environment) advises that new development should make a positive contribution to the character and local distinctiveness of the historic environment.
- e] Ministerial Statement: Planning for Growth (March 2011) and Draft National Planning Policy Framework (2011)

Particular regard was had to the loss of floorspace in office use (Use Class B1) that would result from the proposed development and concerns that the scheme would result in the loss of privacy to nearby dwellings. However, the loss of this floor space was considered acceptable as, in accordance with policy, the site would retain some floor space in B Class use and retain jobs and employment on Bermondsey Street and its design would be such that it would not result in harm or injury to the extent that would warrant refusal of planning permission. As such, it was established that, subject to conditions, the scheme would create improved facilities for the language school whilst preserving the character and appearance of the Bermondsey Street Conservation Area whilst safeguarding residential amenity. 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: DP/ 134 [P] 1, DP/134 [P] 2 and DP/134[P]Sk1.

Reason:

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

- 3 Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order (as amended) and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), the use hereby permitted shall be only as a language school and not for any other purpose falling within the D1 use class category.

Reason

To ensure no loss of amenity through noise and disturbance to the adjoining residential occupiers, in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 4 Notwithstanding the details shown on the approved drawing DP/134 [P] 1, the roof terrace balustrade shall be installed as shown on approved drawing DP/134 [P] 2 unless otherwise approved in writing by the local authority.

Reason

To ensure no loss of privacy through overlooking to the adjoining residential occupiers, in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.

- 5 The use hereby permitted for a language school (non-residential teaching institution) (Use Class D1), shall not be carried on outside of the hours 08:00 to 19:00 on Monday to Friday. There shall be no access to, or use of, the roof terrace hereby approved outside these hours. There shall be no access to the roof outside of the area enclosed by the balustrade at any time, excepting for means of escape or maintenance purposes.

Reason

To ensure no loss of amenity through noise and disturbance to the adjoining residential occupiers, in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.