
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 J. Knight Lexadon Property Development and Investment	Reg. Number	11-AP-4073
Application Type	Full Planning Permission	Case Number	TP/H21
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of additional storey within remodelled roof to provide a three bedroom apartment.

At: 208 LONG LANE, LONDON, SE1 4QB

In accordance with application received on 02/12/2011 12:00:37

and Applicant's Drawing Nos. 100, 101, 102, 103, 104, 105, 110, 111 REV A, 123 REV A, 124, 125 REV A, 126, 130, 131

Reasons for granting permission.

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

a] Core Strategy 2011

Strategic Policy 2 - Sustainable transport: We will encourage walking, cycling and the use of public transport rather than travel by car. This will help create safe, attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 5 - Providing New Homes: Development will meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments, particularly in our growth areas.

Strategic Policy 12 - Design and conservation: Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

Strategic Policy 13 - High environmental standards: Development will help us live and work in a way that respects the limit's of the planet's natural resources, reduces pollution and damage to the environment and helps us to adapt to climate change.

b] Saved Policies of the Southwark Plan 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 3.6 (Air quality): advises that permission will not be granted for development that would lead to a reduction in air quality.

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

Policy 3.13 (Urban design) seeks to ensure that principles of good urban design are taken into account in all developments.

Policy 3.18 (Setting of listed buildings, conservation areas and world heritage sites) states that

Permission will not be granted for developments that would not preserve or enhance the immediate or wider setting of a listed building;

Policy 3.19 ("Archaeology") seeks to ensure that the impact of development on any archaeological remains is assessed and preserved, protected and safeguarded.

Policy 4.2 ("Quality of residential accommodation") ensures that good quality housing is provided 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") requires development to provide adequate facilities for pedestrians and cyclists.

Policy 5.6 ("Car parking") requires all developments requiring car parking to minimise the number of spaces provided

Policy 5.7 ("Parking Standards for Disabled People") seeks adequate parking provision for disabled people and the mobility impaired.

c] London Plan 2011

Policy 2.10 Central Activities Zone - Strategic Priorities, Policy 2.12 Central Activities Zone - Predominantly Local Activities, Policy 3.3 Increasing Housing Supply, Policy 7.4 Local Character, Policy 7.5 Public Realm, Policy 7.6 Architecture,

d] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS1 – Delivering Sustainable Development, PPS 3 Housing, PPS5 Planning for the Historic Environment, PPS 25 Development and Flood Risk

It is considered that the roof extension has been designed in a sensitive and sympathetic manner to the locally listed building and that the proposal integrates with the surrounding area, subject to conditions of consent in particular in relation to materials. The development is not considered to harm the amenities of surrounding residents, including but not limited to considerations of loss of sunlight/daylight, loss of outlook and privacy, and noise and disturbance.

Other policies have been considered, but in this instance were not considered to have such weight as to justify a refusal of permission. 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:

110, 111 REV A, 123 REV A, 124, 125 REV A, 126, 130, 131

Reason:

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

- 3 Samples all external facing materials 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 and the development shall not be carried out otherwise than in accordance with any such approval given. Notwithstanding the submitted drawings, the zinc cladding proposed shall be replaced with natural slate cladding, the colour of which is to be approved in writing by the local authority.

Reason

In order that the Local Planning Authority may be satisfied as quality of finish of the proposed roof extension in the interest of the appearance of the building in accordance with Strategic Policy 12 'Design and

conservation' of the Core Strategy 2011 and saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan July 2007.

- 4 Notwithstanding the submission of samples of the external cladding as outlined in Condition No. 3 of this planning permission, all other materials to be used in the implementation of this permission 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 Strategic Policy 12 'Design and conservation' of the Core Strategy 2011 and saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan July 2007.

- 5 The cycle storage facilities as shown on Dwg No. 110 (rec'd 07/02/12) shall be provided before the unit hereby approved is occupied and thereafter such facilities shall be retained and the space used for noother purpose without prior written consent of the local planning authority.

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 Strategic Policy 2 'Sustainable transport' of the Core Strategy 2011 and saved Policy 5.3 'Walking and Cycling' of the Southwark plan July 2007.

- 6 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 Strategic Policy 13 'High environmental standards' of the Core Strategy 2011 and saved Policies 3.2 'Protection of Amenity' and 3.7 'Waste Reduction' of the Southwark Plan July 2007.

- 7 A Construction Logistics Plan shall be submitted and approved in writing by the Local Planning Authority to identify efficiency and sustainability measures to be undertaken while the development is being built, including booking systems, consolidated or re-timed trips, secure, off-street loading and drop-off facilities, details of traffic management and using operators committed to best practice, demonstrated by membership of TfL's Freight Operator Recognition Scheme or similar.

Reason

In the interests of highway safety.

- 8 The development shall not commence until details of an Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Environmental Management Plan 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 plant emissions emanating from the site during demolition and construction 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.
- 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 Strategic Policy 13 'High environmental standards' of the Core Strategy 2011 and Policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 9 The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured L_{A90} level at the nearest noise sensitive premises – a positive indication that complaints are unlikely. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Strategic Policy 13 'High environmental standards' of the Core Strategy 2011 and saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and PPG24 'Planning and Noise'.