
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	Christ Apostolic Church Mount Zion Internation (CACMZI)	Reg. Number	11/AP/3481
Application Type	Full Planning Permission	Case	TP/2386-1A
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Use of premises as a place of worship (Class D1)

At: CHRIST APOSTOLIC CHURCH MOUNT ZION INTERNATIONAL, 1A SUMNER ROAD, LONDON, SE15 6LA

In accordance with application received on 14/10/2011

and Applicant's Drawing Nos. 9885/SK/1_A, 9885/SK/2_C

Planning, Design and Access Statement
Town Planning Framework
Transport Statement
Travel Plan
Noise Management Strategy
Program of Church Services
Record of Congregation Attendances
Trafalgar Avenue Waiting Restrictions (Plan)
Travel Survey

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

Strategic Policy 2 – Sustainable transport

Strategic Policy 4 - Places for Learning, Enjoying and Healthy Lifestyles

Strategic Policy 12 - Design and Conservation

Strategic Policy 13 - High Environmental Standards

b] Saved policies of the Southwark Plan 2007

Policy 2.2 (Provision of new community facilities) states that permission will be granted for new community facilities provided that provision is made for use by all members of the community, subject to assessment of impacts on amenity and in relation to transport impacts.

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

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 5.7 (Parking Standards for Disabled People) requires development (subject to site constraints) to provide adequate car parking for disabled people and the mobility impaired.

c] Policies of the London Plan 2011

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.4 Local character

Policy 7.6 Architecture

d] National Planning Policy Framework [NPPF] 2012

Particular regard was had to the potential loss of amenity to neighbouring occupiers and impact on the transportation network that could result from the proposed development but it was considered that this would be adequately mitigated by the measures included in this proposal and the conditions imposed. The proposal will provide a suitable premises as a place of worship that has previously been considered acceptable in land use terms. It was therefore considered appropriate to grant permanent 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: 9885/SK/1_A and 9885/SK/2_C.

Reason:

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

- 3 The use hereby permitted for place of worship or any other use within Use Class D1 shall not be carried on outside of the hours Monday to Thursday 18:00 to 21:00; Friday 18:00 to 21:30; Saturday 10:00 to 21:00; Sunday 09:30 to 16:00; and a special New Years Eve service between 21:00 and 01:00, save that administrative office use ancillary to the D1 Use maybe carried out between the hours of 09:00 to 21:00 Monday to Saturday.

Reason:

To protect the amenities of the surrounding properties 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.

- 4 The number of occupants within the premises shall be limited to a maximum of 100 after 6.30pm on Mondays - Saturdays and at other times is hereby restricted to a maximum of 300 persons, with an exception allowed for three days per calendar year for special services to be approved in writing by the Local Planning Authority.

Reason:

To protect the amenities of the surrounding properties 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.

- 5 The approved Noise Management Strategy (dated October 2011) shall be held at the site, and the management of the premises shall use best endeavours to ensure compliance with the measures detailed within the Noise Management Strategy at all times.

Reason:

To protect the amenities of the surrounding properties 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.

- 6 Except for access and egress, all external doors and windows shall remain closed during services and any other times that amplified sound and non-amplified singing is undertaken in the main meeting room. The door between the main meeting room and conservatory shall also remain closed and not used for access and egress except in an emergency during these times.

Reason

To ensure that nearby noise sensitive premises do not suffer a loss of amenity by reason of noise nuisance and other excess noise from amplified music and speech 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 refuse storage arrangements provided and shown on the approved drawings 9885/SK/2_C, shall be retained for the life of this permission 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 Policy 3.2 'Protection of Amenity' and Policy 3.7 'Waste reduction' of The Southwark Plan 2007.

- 8 The secure cycling facilities provided and shown on approved drawing 9885/SK/2_C shall be retained, for the life of this permission.

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 Strategic Policy 2 'Sustainable transport' of the Core Strategy 2011 and Saved policy 5.3 'Walking and cycling' of The Southwark Plan 2007.

- 9 The insulation installed under condition 10 of Application No. 09-AP-2300 shall be retained for the life of this permission and the installed sound insulation shall ensure that break out noise from the premises does not exceed 29dB LAeq, 5min 1m from the façade of any noise sensitive premises.

Reason:

To ensure that nearby noise sensitive premises do not suffer a loss of amenity by reason of noise nuisance and other excess noise from amplified music and speech 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.