
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. Nawaz	Reg. Number	15/AP/0991
Application Type	Full Planning Permission	Case Number	TP/2592-3
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a 6-bedroom two storey dwellinghouse including landscaping, boundary treatment, and re-siting of vehicular access to front of building; installation of new dropped curb / cross-over.

At: 3A FRIERN ROAD, LONDON SE22 0AU

In accordance with application received on 13/03/2015

and Applicant's Drawing Nos. Daylight & Sunlight Simulation Analysis; Design and Access Statement; Code for Sustainable Homes Pre-assessment Report; DS.132 Vehicle Crossing; BS5837 Arboricultural Impact Assessment

4547/1A (Site and Location Plan); 4547/2A (Existing layout Plan); 4547/3B (Proposed GF Plan); 4547/4B (Proposed 1F Plan); 4547/5B (Proposed Roof Plan); 4547/6B (Proposed West Elevation – Friern Road); 4547/7B (Proposed East Elevation – Upland Road); 4547/8A (Proposed Section A-A); 4547/9 (Proposed Landscaping); 4547/10 (Aerial Views Part 1); 4547/11 (Aerial Views Part 2); 4547/12A (Aerial Views Part 3); 4547/13A (Street Views Part 1); 4547/14A (Street Views Part 2); 4547/15 (Photomontage View from Friern Road); 4547/16 (Block Plan); 4547/17 (Proposed Vehicular Crossover)

Subject to the following seven conditions:**Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
4547/3B (Proposed GF Plan); 4547/4B (Proposed 1F Plan); 4547/5B (Proposed Roof Plan); 4547/6B (Proposed West Elevation ĳ Friern Road); 4547/7B (Proposed East Elevation ĳ Upland Road); 4547/8A (Proposed Section A-A); 4547/9 (Proposed Landscaping); 4547/10 (Aerial Views Part 1); 4547/11 (Aerial Views Part 2); 4547/12A (Aerial Views Part 3); 4547/13A (Street Views Part 1); 4547/14A (Street Views Part 2); 4547/15 (Photomontage View from Friern Road); 4547/16 (Block Plan); 4547/17 (Proposed Vehicular Crossover)

Reason:

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

- 2 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.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

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 off site receptors in accordance with saved policy 3.2 Protection of amenity of the Southwark Plan (2007), strategic policy 13 High environmental standards of the Core Strategy (2011) and the National Planning Policy Framework 2012.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 4 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

This shall show the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 5 Before the first occupation of the building the cycle storage facilities as shown on drawing 4547/3B shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

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 The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 6 The 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 that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, 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 2007

- 7 Notwithstanding the provisions of Classes A, B, C, D and E of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellings hereby approved.

Reason

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 - High environmental standards and Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.

Informative

1. Vehicle crossover to be constructed to the relevant SSDM standards. (Please contact Dale Foden, Street Care Manager on 0207 525 2045 to arrange).
2. The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted confirming this requirement.
3. Two off-street parking spaces are proposed to be located at the western side of site and accessed from Friern Road. The pedestrian inter visibility splay is restricted for the western bay by a low wall. Pedestrian visibility splays of 2m x 2m must be provided. There should be no obstruction within the visibility splay area and the height of the low wall should not be higher than 600mm.
4. The existing speed hump on Friern Road should be relocated away from the proposed vehicle entrance.
5. There is bicycle store on the northern side of the site with doors opening outwards onto a private footway. It is advised that this door is designed to open inwards or sliding horizontally.
6. Prior to works commencing on site (including any demolition) a joint condition survey must be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. The applicant would also need to apply for a s184 License (temporary crossover) prior to any on site works. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.