
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 Mantle Developments UK Ltd
Application Type Full Planning Permission
Recommendation Grant permission

Reg. Number 09-AP-0722

Case Number TP/2555-105

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retention of a 4-storey building comprising 10 self-contained flats (Use Class C3).

At: 103 OVERHILL ROAD, LONDON, SE22 0PR

In accordance with application received on 16/04/2009

and Applicant's Drawing Nos. Site location plan, design and access statement received 14th September 2009, 5430 A11- Rev- H, 5430 A12 Rev F, 5430 A13 Rev F, 5430 A14 Rev A, 5430-A15 Rev-E, 5430-A16 Rev-B, 5430 A200, P1221.012 E, P1221.014 F, plan and elevation of refuse and cycle store.

Subject to the following condition:

- 1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the windows in the eastern elevation of the projecting rear extension shall be completely obscure glazed and shall hereafter be retained as such.

Reason
To ensure no loss of privacy to the occupiers of Belvoir Lodge, in accordance with policy 3.2 'Protection of amenity' of the Southwark Plan 2007.
- 2 The completed refuse and recycle store shown on the approved drawings shall hereafter 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 policy 3.7 'Waste reduction' of the Southwark Plan 2007.
- 3 The whole of the completed car parking area shown on the drawings hereby approved shall be retained as such hereafter for the purposes of car parking for vehicles associated with the development.

Reason
To ensure the retention of adequate car parking to serve the development, in accordance with policy 5.6 'Car parking' of the Southwark Plan 2007.
- 4 The cycle store shown on the approved drawings shall be completed in accordance with the approved details within 2 months of the date of this decision, unless otherwise agreed in writing by the Local Planning Authority. The cycle store shall be retained as such thereafter and kept available for the storage of cycles associated with the development.

Reason
To ensure that there are adequate cycle parking facilities to serve the development, in accordance with policy 5.3 'Walking and cycling' of the Southwark Plan 2007.

Reasons for granting planning permission.

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

- a] Policies SP1 - Sustainability, equality and diversity, SP3 - Quality and accessibility, SP10 - Development impacts, SP11 - Amenity and environmental quality, SP12 – Pollution, SP13 - Design and heritage, SP14 - Sustainable buildings, SP17 - Housing

SP18 - Sustainable transport, 2.5 - Planning obligations, 3.2 - Protection of amenity, 3.3 - Sustainability assessment, 3.4 - Energy efficiency, 3.5 - Renewable energy, 3.7 - Waste reduction, 3.11 - Efficient use of land, 3.12 - Quality in design, 3.13 - Urban design, 3.14 - Designing out crime, 4.1 - Density of residential development, 4.2 - Quality of residential accommodation, 4.3 - Mix of dwellings, 4.4 - Affordable housing, 4.5 - Wheelchair affordable housing, 5.2 - Transport impacts, 5.3 - Walking and cycling, 5.6 - Car parking and 5.7 - Parking standards for disabled people and the mobility impaired of the Southwark Plan [July 2007].

b] Policies 2A.1 Sustainability criteria, 3A.1 Increasing London's supply of housing, 3A.2 Borough housing targets, 3A.3 Maximising the potential of sites, 3A.5 Housing choice, 3A.6 Quality of new housing provision, 3A.9 Affordable housing targets, 3A.11 Affordable housing thresholds, 3A.18 Protection and enhancement of social infrastructure and community facilities, 3C.1 Integrating transport and development, 3C.3 Sustainable transport in London, 3C.22 Improving conditions for cycling, 3C.23 Parking strategy, 4A.1 Climate change, 4A.3 Sustainable design and construction, 4A.4 Energy assessment, 4A.7 Renewable Energy, 4A.9 Adaptation to Climate Change, 4A.11 Living Roofs and Walls, 4A.14 Sustainable drainage, 4A.16 Water supplies and resources, 4A.19 Air quality, 4A.22 Waste management, 4B.1 Design principles for a compact city, 4B.5 Creating an inclusive environment, 4B.6 Safety, Security and fire prevention and protection and 4B.8 Respect local context and communities of the London Plan [2008].

c] Planning Policy Statements [PPS] and Guidance Notes [PPG]: PPS1: Delivering Sustainable Development (January 2005), PPS3: Housing (November 2006) and PPG13: Transport (April 2001).

Particular regard was had to the failure to provide any s106 contributions as required by policy 2.5 of the Southwark Plan and the failure to meet the sustainability requirements set out under policies 3.3, 3.4 and 3.5 of the Southwark Plan and policy 4A.7 of the London Plan. However, regard was had to the fact that a tenth flat was constructed in addition to nine which already benefit from permission in an attempt to recover losses brought about as a result of the economic downturn, and is supported by an economic appraisal. It is also noted that the consented 9 unit scheme was below the threshold for requiring a sustainability assessment, code for sustainable homes assessment and renewable energy and that to retrofit the building to comply with these standards is likely to further add to the development losses. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.