
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	Ms L. Norris HOLTOP	Reg. Number 09- <u>AP</u> -2419
Application Type	Full Planning Permission	
Recommendation	Grant permission	Case Number TP/2315-549

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Refurbishment and conversion of the existing building to provide 5 residential units (3 x1 bedroom and 2 x 2 bedroom flats) with external alterations, including cycle parking and associated car parking accessed from Lordship Lane.

At: 549 LORDSHIP LANE, LONDON, SE22 8LB

In accordance with application received on 29/10/2009 08:06:19

and Applicant's Drawing Nos. PA 617.001 Rev A, 617.010, 617.011, 617.012, 617.013, 617.014, 617.015, 617.020, 617.021, 617.022, 617.023, 617.030, 617.031, 10596/A3/01, 10596/A3/02, 10596/A3/03, 10596/A3/04, 10596/A3/05, 10596/A3/06, Design and Access Statement, Report on Structure Schedule of Repair and Conversion Work August 2008

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, with the exception of the change required by condition 13: 617.020, 617.021, 617.022, 617.023, 617.030, 617.031, 10596/A3/01, 10596/A3/02, 10596/A3/03, 10596/A3/04, 10596/A3/05 and 10596/A3/06.

Reason:

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

- 3 A sample panel (no smaller than 1m x 1m) of the repaired original Drake pebble dash external render and colour to be used in the carrying out of this permission shall be placed on site for inspection 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.

Reason

In order that the Local Planning Authority may be satisfied as to the details of external elevations of the building and in the interest of the appearance of the building in accordance with Policy 3.12 Quality in Design and 3.17 Listed buildings of the Southwark Plan 2007

- 4 A sample of the resin gravel to the driveway and parking area to be used in the carrying out of this permission shall be placed on site for inspection 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.

Reason

In order that the Local Planning Authority may be satisfied as to the details of external elevations of the building and in the interest of the appearance of the building in accordance with Policy 3.12 Quality in Design and 3.17 Listed buildings of the Southwark Plan 2007

- 5 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse have been submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

- 6 Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

In order that the Local Planning Authority may be satisfied with the details of the scheme in accordance with Policy 3.12 'Quality in Design' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 7 The development hereby permitted shall not be occupied until the landscaping approved, either as part of this consent or by subsequent approval, has been carried out.

Reason

In order that the Local Planning Authority may be satisfied with the details of the scheme in accordance with Policy 3.12 'Quality in Design' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 7 Details of the facilities to be provided for the secure storage of 6 bicycles shall be submitted to (2 copies) and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

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 Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 9 No meter boxes, flues (including balanced flues), vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation[s] of the building[s] without the prior written approval of the Local Planning Authority.

Reason

In order that the Local Planning Authority may be satisfied with the external appearance of the building and in the interest of the appearance of the building in accordance with Policy 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

- 10 Details of the means by which the existing trees on the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted (2 copies) to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area in accordance 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 11 The whole of the car parking shown on the drawings hereby approved, or approved subsequently in

accordance with any condition of this permission, shall be made available, and retained for the purposes of car parking for vehicles of residents of the development and no trade or business shall be carried on there from.

Reason

To ensure the permanent retention of the parking areas, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with Policy 5.2 Transport Impacts of The Southwark Plan 2007.

- 12 Details of the means of enclosure for all site boundaries shall be submitted to and approved by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason

In order that the amenity of the adjoining residential units are not compromised and in accordance with Policy 3.2 'Protection of Amenity' , 3.12 Quality in design and 3.17 Listed buildings of the Southwark Plan 2007.

- 13 Notwithstanding the layout of the proposed first floor flat, (no. 4) detailed on drawing PA 617.021 of the approved plans the kitchen area should demonstrate a larger opening into the living/dining area such that is sufficient to allow light and natural ventilation into this room.

Reason

To provide a better quality living environment for future residents of this unit in accordance with Policy 4.2 Quality of residential accommodation of the Southwark Plan 2007 and the Supplementary Planning Document Residential Design Guidance (2008).

- 14 The second floor bedroom window on the north east elevation of the building shall be obscure glazed and only the top half of the sash window shall be openable and the window shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at the White Gothic Lodge from undue overlooking in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 15 The gates to the access road shall be chained open and retained as such for the duration of the use of the access road for vehicular traffic.

Reason

In order to ensure the free flow of traffic along the A205 and prevent congestion in accordance with Policy 5.2 Transport Impacts of the Southwark Plan 2007.

Reasons for granting planning permission.

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

Southwark Plan [July 2007]

- 3.2 Protection of amenity
- 3.4 Energy efficiency
- 3.7 Waste management
- 3.11 Efficient use of land
- 3.12 Quality in design
- 3.13 Urban design
- 3.15 Conservation of the historic environment
- 3.17 Listed Buildings
- 3.18 Setting of listed buildings, conservation areas and world heritage sites
- 4.1 Density of residential development
- 4.2 Quality of residential accommodation
- 5.3 Walking and cycling
- 5.6 Car parking
- 5.7 Parking standards for disabled people and the mobility impaired

London Plan [2004]

- 4B.10 London's built heritage

4B.11 Heritage Conservation

Planning Policy Statements [PPS] and Guidance Notes [PPG]

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPG 15 Planning and the Historic Environment

Particular regard was had to the impacts on the amenities of nearby residential occupiers in terms of overlooking and privacy. Regard was also had as to whether the proposed works would preserve this Grade II listed building and its special features of architectural and historical interest. Given the history of the site and its current state of disrepair it was considered the works would preserve the building. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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