
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 Julian Amos Bellenden Estates Ltd.	Reg. Number	17/AP/2768
Application Type	Full Planning Application	Case Number	TP/2655-43
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was **GRANTED** for the following development:

Demolition of all existing buildings on site and the construction three storey plus basement building containing 9 x residential dwellings with associated car parking, landscaping, amenity space and other works.

At: 43 BELLENDEN ROAD, LONDON, SE15 5BB

In accordance with application received on 14/07/2017 12:01:01

and Applicant's Drawing Nos. Existing plans: PL-001 Rev P1, PL-002 Rev P1, PL-003 Rev P1, PL-004 Rev P1, PL-006 Rev P1, PL-007 Rev P1, PL-009 Rev P1 , PL-009-A Rev P1

Proposed plans: PL-010 Rev P4, PL-011 Rev P4, PL-012 Rev P4, PL-020 Rev P4, PL-021 Rev P2, PL-022 Rev P4, PL-023 Rev P4, PL-024 Rev P4, PL-050 Rev P4, PL-051 Rev P2, PL-052 Rev P1, PL-060 Rev P4, PL-061 Rev P4, PL-062 Rev P4, PL-063 Rev P4, PL-064 Rev P4, PL-070 Rev P3, PL-071 Rev P4, PL-072 Rev P4

Other documents: PL-008 Rev P1, Bat survey, Amended covering letter, Daylight and sunlight assessment, Design and access statement, Impact assessment in relation to existing trees, Updated drawing issue sheet, Flood risk assessment, Heritage statement, Transport statement

Subject to the following eleven 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: PL-010 Rev P4, PL-011 Rev P4, PL-012 Rev P4, PL-020 Rev P4, PL-021 Rev P2, PL-022 Rev P4, PL-023 Rev P4, PL-024 Rev P4, PL-050 Rev P4, PL-051 Rev P2, PL-052 Rev P1, PL-060 Rev P4, PL-061 Rev P4, PL-062 Rev P4, PL-063 Rev P4, PL-064 Rev P4, PL-070 Rev P3, PL-071 Rev P4, PL-072 Rev P4

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 No below grade works shall commence until details of a surface water drainage strategy, incorporating sustainable drainage principles, which achieves a reduction in surface water run-off rates as detailed in the Flood Risk Assessment (RPS, July 2017) during a 1% Annual Exceedance Probability (AEP) plus climate change event has been submitted to (2 copies) and approved in writing by Local Planning Authority. The site drainage must be constructed to the approved details.

Reason

To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9

Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

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 above grade works commencing, photographs of material samples of all external facing materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing 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.

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 PL-020 P4 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.

- 6 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawing PL-020 P4 shall be provided and made available for use by the occupiers of the dwellings and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure 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 The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction 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.

- 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 houses 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.

- 8 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T, 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T

Dining room - 40 dB LAeq T

* - Night-time 8 hours between 23:00-07:00

- Daytime 16 hours between 07:00-23:00

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012

- 9 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 10 The windows on the north and south elevations of the building shall be obscure glazed and fixed shut in accordance to approved plans PL-062 P4 and PL-064 P4 and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 28-34 Highshore Road and the school to the north from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 11 The existing boundary treatment on the south side of the application site shall be retained in full extent. This included the 3.0m high brick wall and the lower brick boundary wall between the application site and 34 Highshore Road.

Reason

In the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.