
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 Murphy	Reg. Number	17/AP/2632
Application Type	Full Planning Application	Case	TP/1375-133
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Conversion of the existing single family dwelling into x4 self contained residential units, entailing: the restoration of historic features; the re-instatement of timber sash windows; rear extension to the entrance 'side wing' at basement, ground and first floor levels; roof extension to the entrance 'side wing'.

At: 133 KENNINGTON PARK ROAD, LONDON, SE11 4JJ

In accordance with application received on 04/07/2017 08:00:57

and Applicant's Drawing Nos. Existing Plans
139 P001 Rev A, 139 P002 Rev B, 139 P003 Rev B, 139 P004 Rev B

Existing Elevations
139 E010 Rev B, 139 E011 Rev C

Existing Sections
139 S020 Rev A, 139 S021 Rev A, 139 S022 Rev A, 139 S023 Rev A

Proposed Plans
139 P100 Rev A, 139 P102 Rev M, 139 P103 Rev M, 139 P104 Rev J

Proposed Elevations
139 E110 Rev F, 139 E111 Rev G

Proposed Sections
139 S120 Rev C, 139 S121 Rev B, 139 S122 Rev D, 139 S123 Rev C, 139 S124 Rev C

Proposed Details
139 D(31) 400 Rev A, 139 D(31) 401, 139 D(31) 402

Structural Engineer's Drawings
17002 TP01, 17002 TP02

Design, Access and Heritage Statement Report Rev C
Flood Risk Assessment by Unda Consulting
Structural Engineer's Letter Report by HF-K

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:

139 P100 Rev A, 139 P102 Rev M, 139 P103 Rev M, 139 P104 Rev J, 139 E110 Rev F, 139 E111 Rev G, 139 S120 Rev C, 139 S121 Rev B, 139 S122 Rev D, 139 S123 Rev C, 139 S124 Rev C, 139 D(31) 400 Rev A, 139 D(31) 401, 139 D(31) 402, 17002 TP01, 17002 TP02

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-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.

- 3 Before the first occupation of the conversion and extension of the building hereby permitted details of the arrangements for the storing of domestic refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities 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 201 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.

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

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

Living rooms - 30dB 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

A report shall be submitted in writing to and approved by the LPA. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises. The results shall be submitted to the LPA for approval in writing.

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.

- 5 The roof of the rear extension at second floor level hereby permitted shall not be used other than as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of 131 and 135 Kennington Park Road may be protected from overlooking from use of the roof area 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.

- 6 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by UNDA with project reference number 87398 dated August 2017

The occupier of the garden flat at basement level will be able to gain access to the ground floor in an emergency flood situation via a stairwell shown on amended on amended plan 139P102 rev L and indicated further on recent submitted section drawings. The stairwell is to be available for use for the occupier at all times.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning

Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 7 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.

Statement of positive and proactive action in dealing with the application

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended accordingly.

Informative

The site is situated within flood zone 3a, which is considered to be 'High Risk', but does benefit from being defended by the Thames Tidal Defences. The site of the proposal is situated within the greater than 12 hour inundation zone and described as 'moderate' risk within the Southwark Strategic Flood Risk Assessment (SFRA). We would assert that the flood resilient design as proposed in the FRA should be adopted to reduce the potential impact of flooding, and we would also highlight that that the applications are in alignment with the recommendations stated within table 6.4.4 Spatial Planning & Development Control Recommendations of the Southwark SFRA. Under NPPF, the proposals would be maintained as 'more vulnerable', and we would draw special attention to Table 6.4.4 Spatial Planning & Development Control Recommendations of the Southwark SFRA, which states that basements should be flood resilient, have access to higher ground internally, and that no sleeping accommodation must be placed within the greater than 12 hour inundation zone. While we are not objecting to the proposal we insist that the flood resilient construction techniques and the flood risk mitigation measures as proposed in the FRA are essential in reducing the risk to the residents to a more tolerable level. We would also recommend that occupants register with the Environment Agency's flood warning service, 'FloodLine', so that they may prepare themselves in case of a flood event. This can be done by calling 0345 988 1188 to register.