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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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.

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<b>Applicant</b>	Mr B Edwards Cambridge House	<b>Reg. Number</b>	10- <u>AP</u> -0415
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2064-131
<b>Recommendation</b>	Grant subject to GOL/SoS Direction		

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### Draft of Decision Notice

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**WARNING - the system has not been configured to handle type/decision combination:**

Extensions at ground and first floor level to rear of terraced Grade II listed buildings fronting Camberwell Rd, and extensions and alterations to the rear of the site including installation of lift to No. 133, construction of stairs and addition of single storey glazed link to the rear at ground floor level to No. 135, extension of rear extension at second floor level to No. 137, and erection of single storey rear extension at ground floor level along full length of boundary at No. 139. Scheme also includes alterations to the Addington Square buildings and frontage, including two storey glazed entrance foyer to the rear of the Addington Square entrance, installation of mezzanine floor and external alterations to the Gilroy Hall fronting Addington Square, external alterations to Addington Square elevations, and part one/part two storey extension to the rear of Gilroy Hall. In addition, erection of part two, part single storey extensions for office accommodation at the rear of the site.

**At:** CAMBRIDGE HOUSE, 131-139 CAMBERWELL ROAD LONDON, SE5 7JZ

**In accordance with application received on** 19/02/2010

**and Applicant's Drawing Nos.** Existing - PL(00)1 A, PL(00)02 A, PL(00)03 A, PL(00)04 A, PL(00)05 A, PL(00)06 A, PL(00)07 A, PL(00)08 A, PL(00)09 A, PL(00)10 A, PL(00)11 A, PL(00)30, PL(00)31

Demolition plans - PL(00)25 A, PL(00)26 A, PL(00)27 A, PL(00)28 A, PL(00)29 A

Proposed - 09-232 PL(00)12 B, PL(00)13 B, PL(00)14 B, PL(00)15 A, PL(00)16 B, PL(00)17 A, PL(00)18 B, PL(00)19 B, PL(00)20 A, PL(00)21 A, PL(00)22 A, PL(00)23, PL(00)24

Photographs - PL(00)32, PL(00)33

Supporting documents:

Cambridge House: Activities and Users Rev1 24/2/2010

Design and Access Statement Rev A 26/2/2010

**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:

Demolition plans - PL(00)25 A, PL(00)26 A, PL(00)27 A, PL(00)28 A, PL(00)29 A

Proposed - 09-232 PL(00)12 B, PL(00)13 B, PL(00)14 B, PL(00)15 A, PL(00)16 B, PL(00)17 A, PL(00)18 B, PL(00)19 B, PL(00)20 A, PL(00)21 A, PL(00)22 A, PL(00)23, PL(00)24

Reason:

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

- 3 **Hours of Use**

The uses hereby permitted within the site as a whole for D1 community use purposes shall not be carried on outside of the following hours:

Office use - Mon - Fri 08:00am - 18:00, Sat 08:00 - 13:00, Sun/Bank Holidays - not at all

Education - Mon - Thur 08:00am - 22:00, Fri and Sat 08:00 - 23:00, Sun/Bank Holidays - 08:00 - 21:00

Nursery - Mon - Fri 08:00 - 18:00, Sat, Sun and Bank Holidays - not at all

Gilroy Hall - Mon - Thur 08:00am - 22:00, Fri and Sat 08:00 - 23:00, Sun/Bank Holidays - 08:00 - 21:00

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

4 **Design to match existing**

All new internal works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan (UDP) July 2007.

5 **Height of lift over-run**

The maximum Above Ordnance datum (AOD) height of the enclosure to the proposed lift overrun when it is constructed shall not exceed the AOD height of the ridge of the roof.

Reason:

In order that the height of the lift overrun does not exceed the existing maximum roof height, to ensure that the special architectural or historic qualities of the listed building are preserved in accordance with Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

6 **Restrictions- no roof plant/ equipment**

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

Reason

In order to ensure that no additional plant etc. is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Policies 3.12 Quality in Design and 3.2 Protection of Amenity of the Southwark Plan 2007.

7 **Trees - Pre-commencement meeting and protection of and works to the retained trees**

The existing trees on the site along the Camberwell Rd frontage and the street trees on Addington Square which are protected by reason of being within the Addington Square Conservation Area, and which are to be retained, shall be protected during demolition and construction works and the site and the tree/s and site shall be managed in accordance with the recommendations contained in the submitted Arboricultural Report Referenced as 'Tree Survey, Arboricultural Implications Assessment and Method Statement Project No. 2009 dated 15/12/2009 (forming Appendix D to the submitted Design and Access Statement). In any case, notwithstanding the presence of or validity of an Arboricultural report, all works shall adhere to BS5837: Trees in relation to construction and BS3998: Recommendations for tree work.

These works and measures shall include compliance with the details as set out in the Arboricultural Report and a pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site.

All tree protection measures and subsequent works required pursuant to that pre-commencement meeting and the Arboricultural report shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of preserving the health of the tree and to maintain the visual amenity of the site, in accordance with Policies 3.2 Protection of amenity, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

8 **Landscaping Plan**

Before any above grade work hereby authorised begins, detailed drawings [scale 1:50] of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), in relation to both the front gardens along Camberwell Rd and the courtyard at the rear of the site, shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall not

be carried out otherwise than in accordance with any such approval given. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance. The landscaping plan shall include at least two suitable replacement trees to be planted in the courtyard to mitigate the loss of the four trees that are to be felled.

#### Reason

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the existing building and the public spaces around it in accordance with Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007.

#### 9 **Green roof/biodiversity**

Before any above grade work hereby authorised begins, details of the green roofs (including a specification and maintenance plan) and details of biodiversity improvements to include bird and/or bat boxes to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

#### Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

#### 10 **Travel Plan**

Before the use hereby permitted commences a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors, and including at the start of the second year of operation a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site, shall be submitted to for approval in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

#### Reason

In order that the use of non-car based travel is encouraged in accordance with London Plan policy 3C.2 and policies 5.2 Transport Impacts and 5.3 Walking and Cycling of the Southwark Plan 2007.

#### 11 **Service Management Plan**

No development shall take place until a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

#### Reason

To ensure compliance with policy 5.2 Transport Impacts of the Southwark Plan 2007.

#### 12 **Refuse storage**

Before the first occupation of the buildings/extensions hereby permitted, the refuse storage arrangements shown on the approved drawing/s referenced PL(00)12B shall be provided and made available for use by the occupiers of the premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

#### 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 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

#### 13 **Cycle Storage – as approved**

Before the first occupation of the building/extension the cycle storage facilities for at least 24 cycles as shown on drawing PL(00) 12B 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 Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

**14 Noise - transmission of airborne and impact sound**

The use hereby permitted of the Gilroy Hall for D1 use class purposes shall not be begun until full particulars and details of a scheme to insulate the premises against the transmission of airborne and impact sound has been submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. Any such scheme shall be so designed that noise from the use does not, at any time, increase the ambient equivalent noise level measured immediately outside any of the adjoining or nearby premises. The particulars to be submitted may include the measures set out at Part 5.6.1 of the submitted Design and Access Statement Rev A 26 Feb 2010.

**Reason**

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy 3.2: Protection of Amenity of The Southwark Plan 2007 and Planning Policy Guidance 24 Planning and Noise.

**15 Inclusive design**

The measures set out in Part 7.0 of the submitted Design and Access Statement in relation to access and inclusive design shall be carried out in relation to the implementation of this consent.

**Reason**

To ensure that the buildings and the operation of the premises are carried out in with due regard for accommodation of people with disabilities in accordance with policies 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007.

**16 Sustainability and installation of roof mounted solar photovoltaic panels**

The measures set out in Part 6.0 'Sustainability' of the submitted Design and Access Statement Part shall be carried out as part of the implementation of this consent, unless as otherwise specified in this condition.

Exceptions - There shall be no installation of roof mounted solar photovoltaic panels on either the existing or proposed buildings.

**Reason**

To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction, and to ensure that solar photovoltaic panels do not materially harm the special historic or architectural fabric of the listed buildings or the setting of the listed buildings, in accordance with policies 3.4 Energy efficiency, 3.5 Renewable energy, 3.17 Listed buildings and 3.18 Setting of listed buildings, conservation areas and world heritage sites 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 SP6 Accessible services, SP11 Amenity and environmental quality, SP 13 Design and heritage, SP14 Sustainable buildings, SP18 Sustainable transport, 2.1 Provision of new community facilities, 2.2 Enhancement of community facilities, 2.5 Planning obligations, 3.1 Environmental effects, 3.2 Protection of Amenity, 3.3 Sustainability assessment, 3.4 Energy efficiency, 3.5 Renewable energy, 3.7 Waste reduction, 3.9 Water, 3.11 Efficient use of land, 3.12 Quality in design, 3.13 Urban design, 3.14 Designing out crime, 3.15 Conservation of the historic environment, 3.17 Listed buildings, 3.18 Setting of listed buildings, conservation areas and world heritage sites, 5.1 Locating developments, 5.2 Transport Impacts, 5.3 Walking and cycling, 5.4 Public transport improvements, 5.6 Car parking, 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan [July 2007].
- b] Policies 3A.3 Maximising the potential of sites, 3C.1 Integrating transport and development, 3C.21 Improving conditions for walking, 3C.22 Improving conditions for cycling, 4A.3 Sustainable design and construction, 4A.4 Energy assessment, 4A.7 Renewable energy, 4A.12 Flooding, 4A.13 Flood risk management, 4A.14 Sustainable drainage, 4B.1 Design principles for a compact city, 4B.5 Creating an inclusive environment, 4B.6 Safety, security and fire prevention and protection, 4B.8 Respect local context and communities, 4B.11 London's built heritage of the London Plan [2004].
- c] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS1 Delivering sustainable

development, PPS3 Housing , PPS25 Planning and flood risk, PPG 13 Transport, PPS5 Planning and the historic environment, PPG24 Planning and Noise.

Particular regard was had to the impacts of the scheme on the amenities of surrounding occupiers that would result from the proposed development where it was considered that there would be no material harm arising in relation to loss of sunlight/daylight or resulting from a sense of enclosure as to justify refusal. Potential harm arising from noise and disturbance from the use of the premises would be avoided or mitigated through conditions of consent in relation to noise insulation standards and hours of operation.

The scheme was considered in relation to the impact of the scheme on the special historic and architectural interest of the listed buildings and the setting of the surrounding listed buildings. Regard was had to objections that were raised to the effects of the scheme on the listed building, where it was recognised that there would be some harm arising to the fabric of the buildings but it is considered that a case can be made here for the substantial wider public benefits that will be gained by this scheme as well as the benefits to the heritage asset of the on-going presence of Cambridge House on this site which acquired these buildings of national importance long before they were listed and is seeking to secure their on-going viable occupation for the foreseeable future.

It was considered that the scheme would preserve the character and appearance of the Addington Square Conservation Area. The height, scale and massing of the building extensions and new buildings were considered to be acceptable within the context of the surrounding environment. The traffic impacts, car and cycle parking provisions, and servicing arrangements are also acceptable subject to conditions. Conditions were also considered appropriate to mitigate particular impacts of the scheme in relation to sustainability, design quality, landscaping and mitigation for felling of trees from the site. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

#### **Informatives**

- 1 The applicant has stated that the site benefits from two disabled bays, however the applicant is advised that unless these disabled bays are located within the curtilage of the site, they can not be tied to the development and any person who holds a blue badge remains eligible to park in these bays.
- 2 In relation to Condition 17, Sustainability and installation of roof mounted solar photovoltaic panels, please be advised that the installation of plant and equipment that has not been approved as part of this consent would require separate applications for full planning permission and listed building consent. There shall therefore be no installation of roof mounted solar photovoltaic panels on either the existing or proposed buildings unless the necessary full and listed building consent has been granted.