
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 Phyllis Mensah-Twumasi London Borough of Southwark	Reg. Number	19/AP/1862
Application Type	Full Planning Application	Case Number	TP/2619-78
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing garage site and construction of 3 new houses for social rent within a short terrace of 2/3 storeys.

At: GARAGES, HENSLOWE ROAD, LONDON, SE22 0AS

In accordance with application received on 24/06/2019 16:31:24

and Applicant's Drawing Nos. 775-0001 - SITE LOCATION PLAN AS EXISTING

775-0040 - SITE PLAN AS EXISTING
 775-0050 - HENSLOWE ROAD ELEVATION AS EXISTING
 775-0060 - SECTION A-A AS EXISTING
 775-0061 - SECTION B-B AS EXISTING
 775-0062 - SECTION C-C AS EXISTING
 775-1000 - SITE BLOCK PLAN AS PROPOSED
 775-2000 - GROUND FLOOR PLAN AS PROPOSED
 775-2001 - FIRST FLOOR PLAN AS PROPOSED
 775-2002 - SECOND FLOOR PLAN AS PROPOSED
 775-2003 - ROOF PLAN AS PROPOSED
 775-3000 - STREET ELEVATION AS PROPOSED
 775-3001 - REAR ELEVATION AS PROPOSED
 775-3002 - SIDE ELEVATION 01 AS PROPOSED
 775-3003 - SIDE ELEVATION 02 AS PROPOSED
 775-4000 - SECTION A-A AS PROPOSED
 775-4001 - SECTION B-B AS PROPOSED
 775-2050 - SCHEDULE OF ACCOMMODATION AS PROPOSED
 775-6000 - STREET ELEVATION VISUALISATION AS PROPOSED
 DRAWINGS AND DOCUMENTS REGISTER
 PLANNING STATEMENT
 DESIGN AND ACCESS STATEMENT
 DAYLIGHT/SUNLIGHT REPORT
 TRANSPORT TECHNICAL NOTE
 AIR QUALITY ASSESSMENT REVISION 2
 PHASE 1 DESK STUDY
 ARBORICULTURAL SURVEY

Subject to the following six 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:

775-1000 - SITE BLOCK PLAN AS PROPOSED
 775-2000 - GROUND FLOOR PLAN AS PROPOSED
 775-2001 - FIRST FLOOR PLAN AS PROPOSED
 775-2002 - SECOND FLOOR PLAN AS PROPOSED
 775-2003 - ROOF PLAN AS PROPOSED
 775-3000 - STREET ELEVATION AS PROPOSED

775-3001 - REAR ELEVATION AS PROPOSED
775-3002 - SIDE ELEVATION 01 AS PROPOSED
775-3003 - SIDE ELEVATION 02 AS PROPOSED
775-4000 - SECTION A-A AS PROPOSED
775-4001 - SECTION B-B AS PROPOSED
775-2050 - SCHEDULE OF ACCOMMODATION AS PROPOSED
775-6000 - STREET ELEVATION VISUALISATION AS PROPOSED

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.

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.

- 3 Prior to the commencement of any development above grade (excluding demolition), the developer shall enter into an agreement, under section 278 of the Highways Act, with the Highways Authority to carry out the highways works surrounding the site, on Henslowe Road. The development shall not be carried out otherwise than in accordance with this S278 agreement, and such works shall be completed within 3 months of first occupation of any part of the development.

Reason

To ensure that the proposal will not comprise any highway safety in accordance with policy 5.2 transport Impacts of the Southwark Plan 2007 and to ensure that the works are carried out with the agreement of and to the relevant standards of the Highway Authority.

- 4 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

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 five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2018 Chapters 8, 12, 15 & 16 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

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.

- 5 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 **

* - 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.

- 6 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2018, 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

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.

Informative

Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.

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