

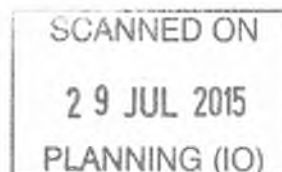
Item No 6/13	Classification	Committee REGENERATION & ENVIRONMENT [PLANNING & TRAFFIC MANAGEMENT] SUB-COMMITTEE	Date 27/07/98
From HEAD OF PLANNING & REGENERATION		Title of Report DEVELOPMENT CONTROL (planning application)	
Proposal Construction of 30 flats and 20 houses. (Council's Own Development)		Address North Peckham Phase 4C, Site bounded by Blakes Road and Diamond Street. SE15 Burgess Ward	

1. PURPOSE

- 1.1 To consider the above planning application. The application requires committee approval because it is a Council's own development.

2. RECOMMENDATION

- 2.1 Grant planning permission *AW*



3. BACKGROUND

- 3.1 Application site measures approximately 2 hectares and is bounded by Blakes Road to the west, Diamond Street to the south, residential flats to the east and to the north a development site currently under construction which forms part of the five estates redevelopment. The site is currently occupied by blocks of flats most of which are currently vacant and vandalised. A few of the flats are still in occupation.
- 3.2 The flats to be demolished, for which prior approval has been sought and granted, will be replaced by new housing as part of the five estates initiative. The new development would comprise two storey houses with gardens and three blocks of flats. A total number of 20 houses is proposed as part of the scheme and would be arranged as two terraces back to back north/south of the site with curtilage parking to the front. 30 flats are proposed and would be arranged in two three storey blocks, and one four storey block. This would bring the total to 50 dwellings.

3.3 The development is part of Phase 4 of the five estates initiative. The Planning and Traffic Management Sub-Committee endorsed the Master Plan for the five estates at a special meeting on 26th April 1995 for the following purposes:

a] A planning brief for the area [acknowledged the need for departures and non compliance with the UDP as being necessary to achieve strategic objectives of this initiative.

b] A component of the strategic development agreement

c] A tool for consultation.

In addition the Sub- Committee requested that the development in the Five Estates to be both sustainable and economic to run.

4. FACTORS FOR CONSIDERATION

4.1 Planning Policy

Southwark Unitary Development Plan [UDP]:

Policy H.1.1 - Protection of Existing Housing Accommodation - complies with policy

Policy H.1.2 - Replacement of Housing Accommodation - complies with policy

Policy H.1.4 - Affordable Housing - complies with policy as the new dwellings will be for Council housing and a Housing Association.

Policy H.1.5 - Dwelling Mix - complies with policy as there will be a mixture of unit sizes ranging from one to four bedrooms.

Policy H.1.6 - Sites Suitable for Houses With Gardens - complies with policy as garden space has been provided to all the houses.

Policy H.1.7 - Density of New Housing - complies

Policy H.1.8 - New Housing Standards - complies with UDP recommended internal space standard but below the required parking and amenity space standard.

Policy H.1.10 - Provision of Housing to Mobility and Wheelchair Standards - complies as a 5% provision will be achieved in the Five Estates programme overall.

Policy E.1.1 - Safety and Security in the Environment - complies with policy as the layout is satisfactory.

Policy E.2.1 - Layout and Building Line - complies with policy

Policy E.2.3 - Aesthetic Control - complies with a variety of design and interest.

Policy E.2.5 - External Space - complies, new hard and soft landscaping incorporated into the scheme.

Policy E.3.2 - Environmental Assessment - Supplementary information provided which relates to the method of demolition setting out how any harm to the environment will be minimised.

4.2 Consultations

Press Notice: 28/05/98

Site Notice: 04/06/98

Consultees:

Traffic Group

Public Protection

100 -123 (incl) Hordle Promenade South, Blakes Road, SE15

1 - 24 (incl) Copnor Way, Blakes Road, SE15

25 - 48 (incl) Clanfield Way, Blakes Road, SE15

Units 1 - 13 (incl) Samuel Jones Industrial Estate, Peckham Grove, SE15

1 - 16 (incl) Denmead Way SE15

St Lukes C of E Church, Diamond Street SE15

Replies from:

Traffic Group - raises no objections to the proposal

Public Protection - no objections subject to appropriate conditions

4.3 Planning Considerations

- 4.3.1 The scheme under consideration is for the redevelopment of the site to provide 20 houses and 30 flats and will be partly Council accommodation and partly Housing Association. This scheme is adjacent to the Rosemary Gardens development which was developed as part of Phase 1 of the five estates redevelopment and is now complete and occupied.
- 4.3.2 The rear gardens to the houses will be private and will not be overlooked from public areas except from some of the flats in the blocks which will be located on both ends of the south terrace. In locations where the gardens abut public areas, adequate boundary treatment will be provided. This will give the houses and flats a good level of privacy as well as safety and security.
- 4.3.3 The proposal is considered acceptable and complies with policy in terms of the Council's minimum roomsize and floorspace standards. The design of the development is also considered acceptable and consistent with previous phases now complete. The density of the development (214 hrh) is considered acceptable and only fractionally above the recommended standard in the UDP of 175 - 210 habitable rooms per hectare. All the houses have been provided with a minimum of 10m length gardens, and more in some cases. Communal amenity space have also been provided within the development for the flats although the amount of space is below the required minimum requirement in the UDP. However, these discrepancies are considered relatively minor in comparison to the previous much higher densities and lack of amenity space or private gardens.
- 4.3.4 The proposal provides 50 residential units with a total of 40 car parking spaces, a provision of 80% in line with the masterplan requirements. Some of the houses have the benefit of curtilage parking although a number of spaces are arranged on street. This arrangement means the spaces cannot be allocated to individual residential units and they would be available for all highway users. The Traffic Group raises no objections to the car parking arrangements despite the shortfall in terms of the UDP minimum standard.

4.3.5 Although the proposal makes no arrangements for composting/recycling facilities or secure cycle storage, these are reserved by conditions on the decision notice. The proposal also makes adequate refuse storage arrangements which meet with the Council's requirements. The boundary treatment proposed for the houses would take the form of garden walls with railings and gates to the front. The rear gardens would be separated by 1.8m high privacy screens and 1.2m high close boarded fences. The boundary treatment adjoining the public highway would take the form of 1.8m high brickwall with trellis above.

4.3.6 Overall, the proposal is considered acceptable and will make a positive contribution to the area in environmental terms and will enhance the visual amenity by adding interest to the streetscape given the bulk, scale, height and design of the proposed buildings.

5. EQUAL OPPORTUNITY IMPLICATIONS

5.1 The upper floors of the houses and flats would be inaccessible for people with mobility difficulties.

6. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

6.1 The proposed development is located within very close proximity of a variety of bus routes thereby making good public transport links easily accessible.

6.2 A number of the proposed residential units are provided with private rear gardens which could encourage and allow for future organic waste storage.

LEAD OFFICER:	Margaret Linacre	Development & Building Control Manager
REPORT AUTHOR:	Donald Hanciles	Senior Planner (0171 525 5428)
CASE FILE:	TP/2248-A/DH	(LBS REG 9800822)
Papers held at:	Council Offices, Chiltern, Portland Street, London SE17 2ES (tel no 0171 525 5404)	

SOUTHWARK LONDON BOROUGH COUNCIL



Town & Country Planning Act 1990

Town and Country Planning General Regulations 1992

PLANNING PERMISSION FOR COUNCIL'S OWN DEVELOPMENT

To: London Borough Southwark
c/o Pollard Thomas & Edwards
Diespeker Wharf
38 Graham Street
London N1 8JX

LBS Reg. No: 9800822

Case No: TP/2248-A/DH

Planning Permission was GRANTED under Regs. 3 & 9 for the following development:
Construction of 30 flats and 20 houses.

At: NORTH PECKHAM 4C, SITE BOUNDED BY BLAKES ROAD AND
DIAMOND STREET SE15

In accordance with application received on 20/05/98

and Applicant's Drawing Nos. SK15-23(incl), L(00)01, 03, 04, 05B, 06, 07A 11A,
15A, 16B, 20 (rev C), 21A, 22-24
(incl), L(90)01-04(incl) &
SK14-site plan

Subject to the following Conditions:

1. The development hereby permitted shall be begun before the end of five years from the date of this permission.
2. Samples of the facing bricks and roof tiles used in the carrying out of this permission shall be submitted to and approved 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.
3. Details of the means of lighting the new road within the site to be used in the carrying out of this permission shall be submitted to and approved 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.
4. No meter boxes, flues (including balanced flues), vents or pipes other than ranwater pipes shall be fixed or installed on the street elevations in the carrying out of this permission.
5. Detailed drawings of a landscaping scheme, 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.
6. Details of a survey and investigation of the soil conditions of the site, sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

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SOUTHWARK LONDON BOROUGH COUNCIL



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7. Details of the composting and rainwater collection facilities to be provided for the dwellings hereby permitted shall be submitted to and approved by the Local Planning Authority before the development hereby permitted is occupied and the development shall not be carried out otherwise than in accordance with the approval given.
8. Details of facilities for the parking/storage of bicycles shall be submitted to and approved by the Local Planning Authority before the development hereby permitted is commenced and the development shall not be carried out than in accordance with the approval given.
9. Details approved pursuant to conditions 7 & 8 shall be implemented/carried out to the satisfaction of the Local Planning Authority before the dwellings hereby permitted are occupied and thereafter shall be retained and available for use by residents of the development.
10. The off-street car parking spaces hereby permitted shall not be used for any purposes other than incidental to the enjoyment of the dwelling houses or flats.

Reasons for the imposition of the conditions:

1. As required by Section 91 of the Town and Country Planning Act 1990
2. To ensure that the Council may be satisfied with the external appearance of the development and in the interest of visual amenity.
3. To ensure that the Council is satisfied with the external appearance of the development and in the interest of safety and security.
4. To ensure that the Council may be satisfied with the external appearance of the development and in the interest of visual amenity.
5. In order to ensure that a satisfactory landscaping scheme is provided and that the planting is carried out and retained after the completion of the development.
6. To ensure that the soil conditions are free from contamination, as residential gardens are being introduced on this site for the first time.
7. In order to ensure the provision of composting facilities in the interest of reducing the amount of garden and kitchen waste going to waste disposal sites and to encourage the reuse of rainwater.
8. In order to ensure that the provision of bicycle storage facilities for the benefit of residents of the development so as to provide for a choice of alternative modes of transport in the interest of encouraging traffic restraint.
9. In order to ensure the satisfactory completion of the development in the interests of the amenity of the residents of the buildings and the functioning of the development

CONTINUED OVERLEAF

SOUTHWARK LONDON BOROUGH COUNCIL



Town & Country Planning Act 1990

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PLANNING PERMISSION FOR COUNCIL'S OWN DEVELOPMENT

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Case No: TP/2248-A/DH

10. To ensure the permanent retention of the parking spaces for the residential parking purposes and to ensure that the use of the properties does not add traffic congestion.

Informatives:

1. At least 6 months before the occupation of the new buildings you are reminded that you must obtain the approval of the Council for the numbering and naming of buildings and naming of streets. Details (on a 1:1250 map base) should be sent to the the Director of Regeneration and Environment, Chiltern, Portland Street, London SE17 2ES. (tel: 0171 525 5000).
2. The developer should consult the Regeneration and Environment Department to agree how the Council's Code of Construction Practice will be applied to the proposed development. Contact: Pollution Section, Chaplin Centre, Thurlow Street, SE17 (tel: 0171 525 5000).

