

DECISION NOTICE

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)



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LBS Reg. No.: 20/AP/2175

Date of Issue of Decision: 01/10/2020

Applicant c/o agent
 Meadbay Limited

Planning Permission was GRANTED for the following development:

Change of use of part ground floor from professional services (A2) to residential (C3) with a part-one, part-two and part-three storey rear extension to provide 2 self-contained flats (2 X 2B3P), external alterations including the installation of new windows, new entrance doors to the bike/bin stores, as well as associated amenity spaces to the rear and at third floor level.

At 73-75 Camberwell Church Street London Southwark

In accordance with the valid application received on 7 August 2020 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

CONDITIONS

Permission is subject to the following Approved Plans Condition:

1. The development shall be carried out in accordance with the following approved plans:

| Reference no./Plan or document name/Rev. | Received on: |
|---|--------------|
| 657-PL-010 Site location plan. (Rev: REV B) | 04.08.2020 |
| 657-PL-010 Site location plan - with propose block plan. (Rev: REV C) | 06.08.2020 |
| 657-PL-100 Proposed basement and ground floor plan. (Rev: REV D) | 07.09.2020 |
| 657-PL-101 Proposed first and second floor plan. (Rev: REV C) | 29.09.2020 |
| 657-PL-102 Proposed third floor and roof plan. (Rev: REV C) | 11.08.2020 |
| 657-PL-302 Proposed north elevation. (Rev: REV C) | 11.08.2020 |
| 657-PL-301 Proposed east elevation. (Rev: REV C) | 11.08.2020 |
| 657-PL-300 Proposed south elevation. (Rev: REV B) | 11.08.2020 |
| 657-PL-303 Proposed west elevation. (Rev: REV A) | 11.08.2020 |
| 657-PL-200 Proposed section AA. (Rev: REV C) | 11.08.2020 |

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Reason:

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

Permission is subject to the following Time Limit:

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.

Permission is subject to the following Pre-Commencements Condition(s)

3. Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Saved Southwark Plan 2007 and the National Planning Policy Framework 2019.

Permission is subject to the following Grade Condition(s)

4. Prior to the commencement of works above grade, details of the facing materials 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.

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

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detailing in accordance with The National Planning Policy Framework 2019, 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 Saved Southwark Plan 2007.

5. Prior to the commencement of works above grade, 1:5 or 1:10 scale details shown in the context of the permitted scheme of the following:
- typical heads, cills and jambs of all openings
 - parapet details
 - junctions with existing buildings

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.

Reason:

In order to ensure that the architectural detailing is appropriate for the Camberwell Green Conservation Area with deep reveals and high quality materials in order to achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, 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 Saved Southwark Plan 2007.

Permission is subject to the following Compliance Condition(s)

6. 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 Saved Southwark Plan 2007.

7. Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment

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report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason:

In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Saved Southwark Plan 2007 and the National Planning Policy Framework 2019.

8. Prior to the first beneficial occupation of the development hereby authorised, facilities for the storage of bicycles are to be provided as detailed on the plan '657-PL-100 - REV D' titled 'Proposed basement and ground floor plan', dated 07/09/20, and made available for use by the residents. Thereafter the cycle parking facilities provided shall be maintained 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:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.3 (Walking and Cycling) of the Saved Southwark Plan 2007.

9. Prior to the first beneficial occupation of the development hereby authorised, facilities for the storage of domestic refuse as detailed on the plan '657-PL-100 - REV D' titled 'Proposed basement and ground floor plan', dated 07/09/20, shall be made available for use by the residents. Thereafter, the approved refuse storage facilities shall be maintained for use by the occupiers of the development 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 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of the Saved Southwark Plan 2007.

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Signed: ***Simon Bevan*** Director of Planning

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| IMPORTANT NOTES TO THE APPLICANT RELATING TO THE COUNCIL'S DECISION | |
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| <u>Conditions</u> | |
| 1. | <p>If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.</p> |
| 2. | <p>Further information about how to comply with planning conditions can be found at: https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12</p> <p>Please note that there is a right of appeal against a planning condition. Further information can be found at: https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal</p> |
| <u>Community Infrastructure Levy (CIL) Information</u> | |
| 3. | <p>If your development has been identified as being liable for CIL you need to email Form 1: CIL Additional Information, Form 2: Assumption of Liability and Form 6: Commencement Notice to cil.s106@southwark.gov.uk as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.</p> <p>Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.</p> <p>To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance: https://www.gov.uk/guidance/community-infrastructure-levy</p> <p>All CIL Forms are available to download from Planning Portal: https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5</p> <p>Completed forms and any CIL enquiries should be submitted to cil.s106@southwark.gov.uk</p> |
| <u>National Planning Policy Framework</u> | |
| 4. | <p>In dealing with this application we have implemented the requirements in the National</p> |

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Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Appeal to the Secretary of State

5. If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
6. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
7. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application from and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Purchase Notice

8. If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.

Provisions for the Benefit of the Disabled

9. Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:

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| 10. | <p>(i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].</p> <p>(ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].</p> <p>(iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].</p> <p>Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.</p> |
| <p><u>Other Approvals Required Prior to the Implementation of Planning Permission</u></p> | |
| 11. | <p>The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.</p> |
| <p><u>Works Affecting the Public Highway</u></p> | |
| 12. | <p>You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.</p> |
| <p><u>The Dulwich Estate Scheme of Management</u></p> | |
| 13. | <p>Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].</p> |
| <p><u>Building Regulations</u></p> | |
| 14. | <p>You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].</p> |
| <p><u>The Party Wall Etc. Act 1996.</u></p> | |
| 15. | <p>You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at</p> |

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| householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862]. | |
| <u>Important:</u> | |
| 16. | This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers. |