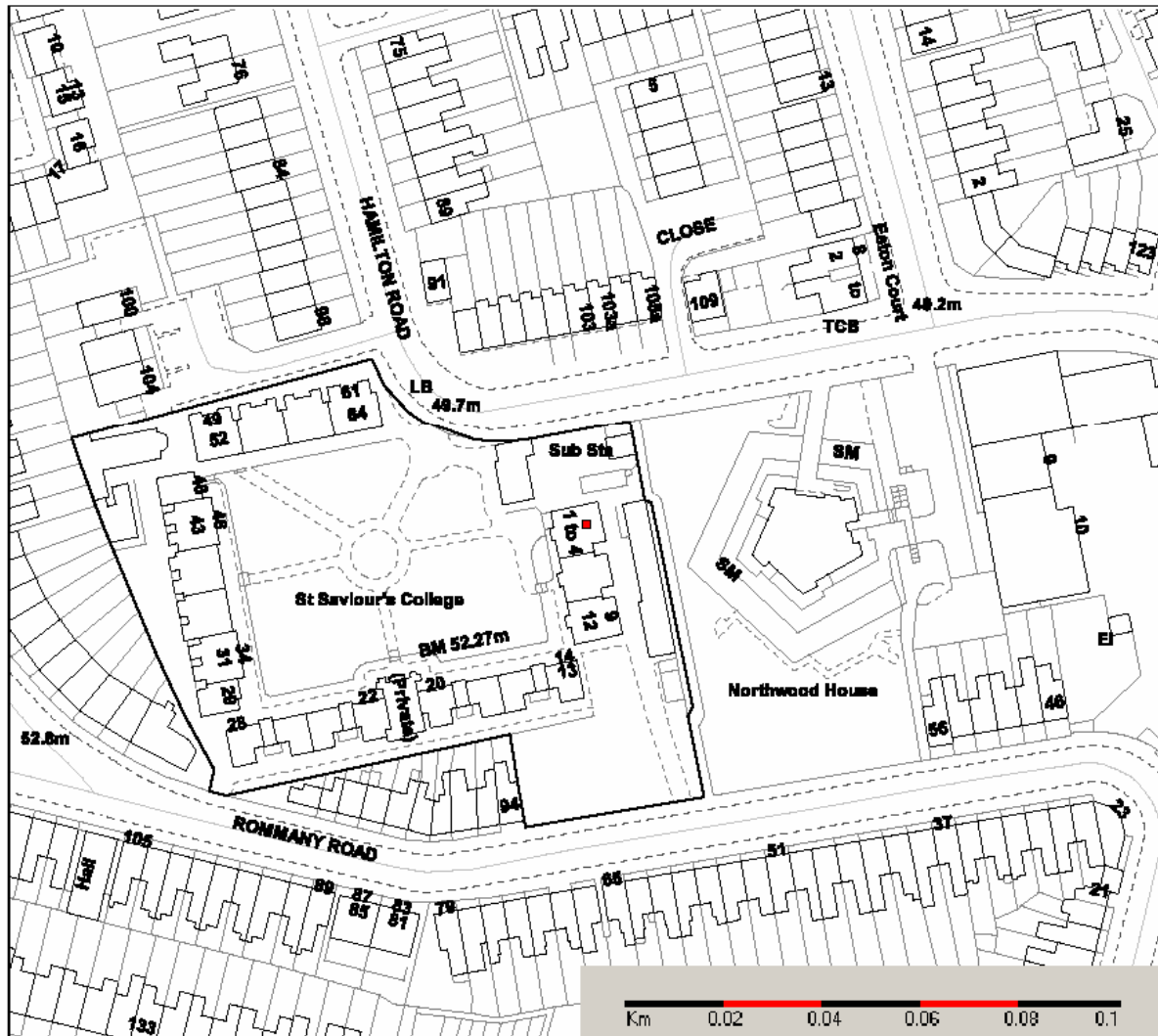


LAMBETH PLANNING

Case Officer Site Plan



Case Number :	3 x DET Applications
Application Address :	St Saviours College, 110 Hamilton Road London



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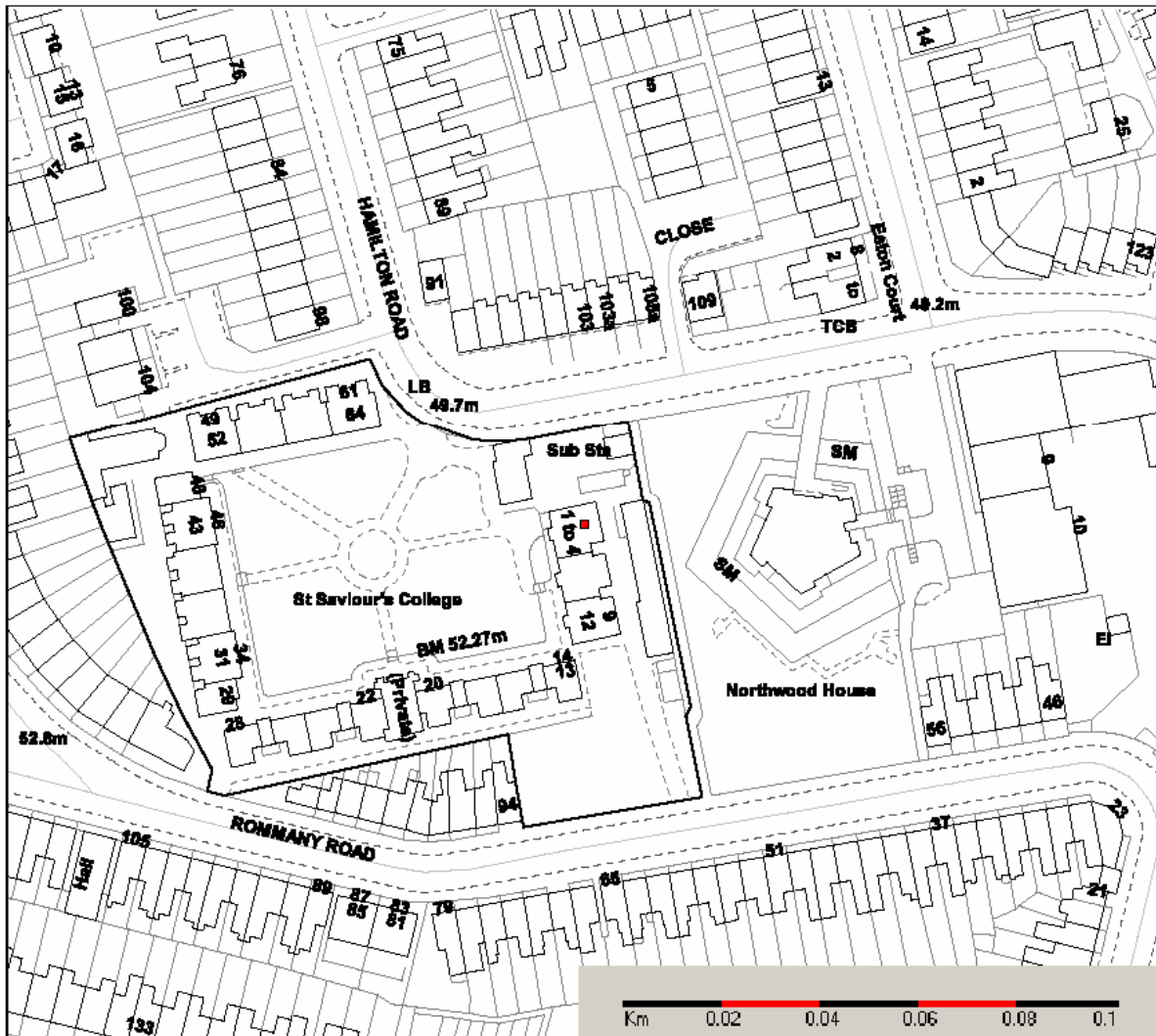
L.B. Lambeth LA 100019338 2005

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L.B. Lambeth LA 100019338 2005

Location	St Saviours College, 110 Hamilton Road, London SE27 9SD
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Ward Gipsy Hill

Proposal **A:** Approval of details pursuant to Condition 3 (Materials) of planning permission 07/00423/FUL (Ref. No. 07/02973/DET)

B: Approval of details pursuant to Condition 5 (Boundary Treatment) of planning permission 07/00423/FUL (Ref. No. 07/03051/DET)

C: Approval of details pursuant to Condition 15 (Defensible Planting) of planning permission 07/00423/FUL (Ref. No. 07/02998/DET)

Application Type Approval of Details Application

Application No's A - 07/02973/DET, B - 07/03051/DET and C - 07/02998/DET

Applicant Fairview New Homes Ltd

Agent Fairview New Homes Ltd

Date Valid 17th September, 2007, 3rd October 2007 and 27th September 2007

Approved Plans Dwg No. FNH342-P-35A, Dwg No. FNH342-P-35A, Dwg No. FNH342-P-37A, FNH-ASD-35-04, Harvest Buff Multi Facing Brick, Baggeridge Brick G11065 Orange Multi Gilt Stock, Telford Smooth Brown facing brick, white render, bath colour pre-cast stone, Rockpanel RAL 000 80 00, Rockpanel RAL 050 40 50, SP26 Cast Wired Amethyst, Cembrit-Blunn man-made slat tile, Photographs of existing chapel and proposed orange multi gilt brick, FNH342-P-32 Rev B, FNH342-P-33, FNH-ASD-39-05 Rev O, FNH342 LS/01B, Landscape Specification and 5 Year Landscape Management Plan.

Recommendation	GRANT approval of details for Conditions 3, 5 and 15 attached to planning permission Ref. No. 07/00423/FUL
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Officer's Report

1. Summary Of Main Issues

- 1.1 Whether the submitted details are acceptable and in accordance with the relevant condition.

2. Site

- 2.1 The application site covers an area of just over 8,000 sq.m and it is roughly rectangular in shape. The site contains a private chapel, flanked by 64 red brick two storey terraced accommodation with pitched roofs, which are arranged in a squared layout all facing in towards a central open area. There is a former day centre in the north west corner of the site. St Saviours College has been vacant since September 2006. It previously provided 64 units of accommodation for retired, elderly persons, with support from an on-site warden.
- 2.2 The main access to the site is via a pedestrian gate and set of ornate vehicular gates on the bend of Hamilton Road. There is a secondary access in the south east corner off Rommany Road, alongside a former bowling green which is designated private open land.
- 2.3 The surrounding area is residential in character, comprising a mix of dwelling styles. Most notable is Northwood House to the east, a 12 storey 1960's housing block. To the north on Hamilton Road are postwar to 1980's social and private housing. To the south and west, on Rommany Road are rears of Victorian terraced properties with variable gardens lengths.
- 2.4 The site is not located within a Conservation Area, nor does it contain, or affect the setting of, any listed buildings.

3. Planning History

- 3.1. On 8th May, 2007 the Council's Planning Applications Committee Meeting resolved to grant planning permission subject to the conditions laid out in the Officer's report, the additional conditions agreed by the Committee and to a section 106 agreement including the additional contribution agreed by the Committee.
- 3.2. On 10th May, 2007 planning permission was granted for the 'Redevelopment of the site, involving demolition of existing buildings and erection of 5 blocks from 2 to 5 storeys and conversion of existing chapel building (Use Class D1) to provide 89 residential flats (all Affordable Housing) comprising 27-one bed, 49-two bed and 13-three bed units along with the provision of 48 parking space including 10 disabled parking spaces, cycle storage, refuse and recycling storage and hard and soft landscaping' (Ref. No. 07/00423/FUL).

4. Wording of the Conditions to be Discharged

A Condition 3:

Detailed drawings, samples, and a schedule of materials, in respect of the relevant parts of the development, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant part of the development and this condition shall apply notwithstanding any indications as to these matters

which have been given on the approved plans and in the application. The development shall thereafter be carried out solely in accordance with the details approved in writing.

Where this applied to the relevant part of the development, the following details will be required.

- a) details of windows and doors in all blocks including reveals;
- b) the details of the roofing materials
- d) all new metal work including railings and balconies;
- e) rainwater goods;
- f) bricks / elevational treatment, render and stonework;
- g) vents, extracts and pipes;
- h) details of finished floor levels of the building and of finished grounds levels in relation to the surroundings properties.

Reason: To protect the visual amenities of area in accordance with Policy CD15 Design of New Development of the adopted Unitary Development (1998) and Policy 32 of the Replacement Unitary Development Plan (2006).

B Condition 5:

Details of the siting and design of all walls and/or fencing including all boundary treatments shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of development hereby approved. These walls and/or fencing shall be equal in height or greater than that which currently exist and shall be compliant with secure by design criteria. Such walls or fencing as may be approved shall be erected before the initial occupation of the buildings unless the prior written approval of the Local Planning authority to any variation has been obtained.

Reason: To ensure a satisfactory resultant appearance and standard of amenity of the site. (Policy CD15 of the adopted Lambeth Unitary Development Plan (1998) and Policy 36 of the Replacement Unitary Development Plan (2006) refer.)

C Condition 15:

No works or development shall take place until a specification of all the defensible planting has been approved in writing by the Local Planning Authority. This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with that specification and in accordance with BS 3936 (1992).

Reason: To ensure satisfactory security for neighbouring and future occupiers. (Policies CD15 and ST31 of the adopted Lambeth UDP (1998) and Policy 31a of the Replacement Unitary Development Plan (2006) refer.)

5. Information submitted to Discharge Conditions 3, 5 and 15

A Condition 3

Dwg No. FNH342-P-35A: Coloured Drawings of Elevations 12 and 13

Dwg No. FNH342-P-35A: Coloured Drawings of Elevations 6, 7, 10 and 11

Dwg No. FNH342-P-37A: Coloured Drawings of Elevations 1, 2, 3 and 5
FNH-ASD-35-04: Juliette Balcony Elevation Detail
Sample Board. A revised slate (Cembrit-Blunn man-made slate tile), Orange facing brickwork (Baggeridge Brick G11065 Orange Multi Gilt Stock) and orange cladding (RAL 050 40 50) have been submitted.
Photographs of existing chapel and proposed orange multi gilt brick

B Condition 5

Dwg No. FNH342-P-32 Rev B: Boundary Treatment Plan 1
Dwg No. FNH342-P-33: Boundary Treatment Plan 2
Dwg No. FNH-ASD-39-05 Rev 0: Metal Railings Details

The applicant has provided a site plan and for ease of explanation has separated the boundary treatment into 9 boundaries.

Boundary 1 (eastern boundary of the site) – Existing brickwall and new 450 x 450 piers (utilizing existing Almhouse bricks where possible. Where not possible, new bricks to match existing Almhouse bricks), supporting new 900mm high MS rails painted Black. Giving a maximum height of 1.8 m staggered with terrain. New brick wall sub-station to match adjacent walls.

Boundary 2 – Existing buildings demolished. Existing boundary wall retained and altered where necessary to even out the height of the wall along its elevation and to give 1.8m height on south side of walls. Repaired and made good as necessary.

Boundary 3 – Existing 0.5m high brick wall would be topped with 1.3 metre high metal railings. Repaired and made good as necessary. Existing opening with railings for Sub Station access retained. Repaired and made good as necessary.

Boundary 4 – New brickwall and piers (utilising existing Almhouse bricks where possible. Where not possible, new bricks to match existing Almhouse bricks) supporting new 900mm high MS to rails painted black. Giving a maximum height of 1.5m staggered with terrain. New metal security gate and footpath entry point from Rommany Road. Maximum height 1.5 metre.

A security pad would be provided at the gate, and the access codes for the pads would only be provided to residents in Blocks A and B. Heavy springs would be provided on both hinges to ensure that the gate automatically closes. No intercom would be provided and visitors would access the site from the main entrance on Hamilton Road.

Boundary 5 – Boundary wall altered to line of older, original brickwork to give 1.8m height on east side (site side). Remaining brick wall repaired and made good as necessary.

Boundary 6 – Existing walls and railings retained.

Boundary 7 – Existing brick wall retained. Existing steel gate between the brick piers replaced with single brick wall in matching brick.

Boundary 8 – Existing walls and trellis retained.

Boundary 9 – Existing fence, wall and railings retained.

C Condition 15

6. Consultation

- 6.1 A notice was published in the South London Press on 17th August, 2007 and 16th November, 2007 and a site notice was displayed outside the property in a prominent location on 16th August, 2007 and 20th November, 2007.
- 6.2 A total of 494 letters of notification were sent to the neighbouring properties. All addresses notified of the full planning application were notified about these 3 approval of detail applications.
- 6.3 The following groups and statutory consultees were notified in writing of the proposed development: Clapham Society, Dulwich Residents Association and Beacondale Residents Association.
- 6.4 The Council's Crime Prevention Design Advisor, Arboricultural Officer and Conservation and Design Team were notified in writing of the proposed development.
- 6.5 The following issues were raised by objectors and the table also provides a response to the issues raised:

Issue	Response
Condition 3 (Materials)	
The light grey material on the upper floors of Block A will exacerbate the bulk and massing of this part of the development	The proposed cladding is a lightweight, non-reflective, panelling product in a light grey colour. The material is very sustainable because of its insulating properties and recyclability. The Council's Conservation and Design is of the opinion the submitted material is acceptable.
Lack of clarity as to whether the windows will be set into reveals	The windows would be set in 48mm reveals.
If the 'red brick' annotated on the submitted drawings for Block C the Orange Gilt brick on the submitted sample board?	The material would be the Orange Multi Gilt stock to reflect the orange tones in the Chapel. The applicant has submitted photographs showing the proposed brick next to the existing chapel. The Council's Conservation and Design Officer is of the opinion the submitted material is acceptable.
The application does not involve the re-use of bricks on the site for the existing almshouses	The applicant has confirmed via a letter that 'the existing Almshouse bricks will be re-used where possible for the external walls'. The drawings submitted showing the proposed boundary treatment state this.
Concerned the grey tile for the roof of the proposed development is poor quality and unattractive. Residents would prefer a natural slate as this would more closely reflect the palette of local materials and be more	The applicant has revised the proposed roofing material. The tiles have been replaced by a Cembrit-BLunn man-made slate tile. The Council's Conservation and Design is of the opinion the submitted material is acceptable.

aesthetically pleasing. High quality artificial slates would be a welcomed alternative.	
Condition 5 (Boundary Treatments)	
The boundary treatment around the site should be consistent. The stone capping on Hamilton Road is not continued around the site. Residents would very much welcome the detailing of the piers being repeated for the boundary treatment particularly to the footpath and Rommany Road frontages.	The boundary treatment plans have been amended to show capping on boundaries 1, 3 and 4, this includes the boundary on the Rommany Road frontage and to the footpath.
It is not clear from the application what the brick finish will be to the new boundaries. It is hoped this will match the existing historic boundary materials to Hamilton Road as closely as possible.	The applicant has confirmed via a letter that 'the existing Almshouse bricks will be re-used where possible for the external walls'. The boundary treatment drawings state this and also state, where not possible, new bricks to match existing Almshouse bricks
The railings appear rather flimsy and insubstantial	The railings would be constructed of solid steel. A specification of the railings has been submitted by the applicant. These details are considered acceptable.
It is unclear what the materials and finish for the railings would be	The railings would be constructed of solid steel and painted black. The submitted details are considered acceptable.
Concerned gate on Rommany Road entrance will be open permanently	Heavy springs would be provided on both hinges to ensure the gates close automatically.
A key pad system would result in the pin numbers being handed out. A key fob system should be provided rather than a key pad system.	It is proposed that the security gates be provided with a security pad, and that the access codes for the pads only be provided to residents in Blocks A and B.
There is no reference to CCTV on the footpath and this has not been included as part of this application.	<p>Condition 18 on the planning permission reads: 'Details for 2 operational CCTV camera's to be placed at either end of the public pathway located directly to the east of the site shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to occupation of the development'.</p> <p>The timing for submitting these details is 'prior to occupation of the development'. Therefore this information does not yet need to be submitted to and approved by the Local Planning Authority. Upon receipt of this approval of detail application the local residents will be consulted, as per the PAC resolution.</p>
Condition 15 (Defensible Planting)	
Concerns that the scheme involves digging next to the flank wall of No. 94 Rommany Road.	The applicant has advised that there will not be any digging next to the flank wall of No. 94 Rommany Road and instead a

	raised planter bed is proposed. The applicant had a structural engineer and party wall surveyor assess the proposed planting and both have confirmed that the proposed raised bed would not have an impact on 94 Rommany Road. The proposed planting next to No. 94 Rommany Road is considered acceptable.
Concerned the maintenance of the planting is only for 12 months.	The applicant has submitted a five-year Landscape Management Plan. The Council's Arboricultural Officer is of the opinion the submitted details are acceptable.
Lack of provision of a play area in the centre of the site	This issue is referred to later in this report.

7. Planning Policy Considerations

7.1 Lambeth Adopted Unitary Development Plan (2007)

The following policies are considered relevant to this application:

31: Streets, Character and Layout

32: Community Safety/Designing Out Crime

33: Building Scale and Design

39: Streetscape, Landscape & Public Realm Design

8. Assessment of Submitted Details

8.1 A Condition 3 (Materials)

8.1.1 Coloured elevation drawings and samples of the proposed construction materials have been submitted as part of this application. In response from concerns from local residents and the Council's Conservation and Design Team the roofing material has been changed from a grey tile to a man-made slate tile, the orange cladding has been amended to be a lighter coloured orange and the facing brick has been amended to complement the existing colours in the Chapel. Amended plans have been submitted to clarify 48mm window reveals would be provided and the applicant has advised where possible the Almshouse bricks will be re-used. The Council's Conservation and Design Team has assessed the submitted details and the revised samples and additional information and is of the opinion the submitted details are acceptable.

8.1.2 In summary, the submitted details are considered acceptable and in accordance with policies 31 and 33 of the Adopted UDP (2007).

8.2 B Condition 5 (Boundary Treatments)

8.2.1 Elevation plans of the treatment of 9 boundaries around the perimeter of the site and a specification of the proposed railing has been submitted as part of this application.

8.2.2 Boundaries 1, 2, 3 and 5 would all be 1.8 metres in height. The height of the existing walls on boundaries 6, 7, 8 and 9 would all be retained. Boundary 4 would be a maximum of 1.5 metres in height, which would be 0.5m less in height than the existing wall.

8.2.3 Local residents have raised a number of concerns with the Boundary 4. Firstly, the height of the proposed boundary treatment would be 0.5metre in height less than the existing wall and this would be contrary to Condition 15. Local residents have suggested the height of the wall and gate be a minimum of 1.8 metres (0.2 metre less than the existing), as per the height on the other boundaries around the site. Secondly, concern has been raised with the proposed key pad to control access via the gate. The basis of the concern is that the pin number to the key pad could be given out by occupants of Blocks A and B and hence compromises the security of the site and the properties on Rommany Road which back on to the site. Local residents have requested a fob pad rather than a key pad be provided. Local residents have also raised concern with the potential for the gate to be left open as it would not be of a type that would automatically close. Local residents have requested the proposed gate with heavy springs be replaced by an automatic electronic closing gate.

8.2.4 Notwithstanding the concerns raised by local residents, the submitted boundary treatment details are considered acceptable and in accordance with policies 32 and 39 of the Adopted UDP (2007).

8.3 C Condition 15 (defensive landscaping)

8.3.1 A plan showing the proposed defensive boundary planting and screening trees together with a Landscape Specification and a 5 year Landscape Management Plan have been submitted as part of this application. The Council's Arboricultural Officer has assessed the proposed position and type of planting and screening trees and the management plan and is of the opinion the submitted details are acceptable.

8.3.2 In respect to the planting along the flank of No. 94 Rommany Road, Drawing No. FNH342 LS/01B shows alternative proposals for screen planting on the east flank of No. 94 Rommany Road. Notwithstanding this drawing, the applicant has advised in a letter dated 4th October, 2007 that the planting along this boundary will be in a raised planting bed. If minded to grant approval of details, it is recommended an informative is attached that states the second option which involves digging into the ground and 1 metre deep root barrier is considered unacceptable and has not been approved as part of this application.

8.3.3 In summary, the submitted details are considered acceptable and in accordance with policies 32 and 39 of the Adopted UDP (2007).

9. **PAC Resolution**

9.1 On 8th May, 2007 the Council's Planning Applications Committee Meeting resolved to grant planning permission subject to the conditions laid out in the Officer's report, the additional conditions agreed by the Committee and to a section 106 agreement including the additional contribution agreed by the Committee.

9.2 PAC resolved the following additional conditions be imposed on the planning permission:

1. That CCTV be installed at either end of the footpath on the east side of the site;
2. That bricks from the demolition of the existing buildings be reused;
3. That the memorial plaques and tablets on the site be reused and replaced;
4. Samples of materials and elevational drawing of Blocks B and C be provided; and
5. That a play area be provided within the centre of the site before the site is occupied.

- 9.3 Unfortunately, Items 2, 3 and 5 were not imposed as conditions. Officers have been in discussion with the developer (Fairview New Homes) about this given the Officer error that has taken place. On 1st February, 2008 a letter was received from Fairview New Homes stating they are of the opinion that progress on the above 3 issues i.e. the re-use of the bricks, memorial plaques and tables and the play area, can be made. Fairview New Homes state they need to discuss the outstanding three issues with the Housing Association as Fairview will be engaged in building the development out on their behalf. Neither party would appear to have any additional funds. However, it is suggested through discussions that Item 2 and 3 could be relatively straightforward and could be incorporated into a minor variation of the 106 Agreement.
- 9.4 With specific reference to Item 5, the applicant has stated by letter and through discussion that the £50,000.00 cycle infrastructure provision was always seen as being rather high when the 106 Agreement was negotiated. They therefore suggest that £10,000.00 of this financial provision is used for the play area that should have been provided within the centre of the site. Members may recall this aspect was discussed at the original meeting on this site and requests were made that the financial provision should be spent in the immediate area. In addition to this Members may also recall the difficulty at the Committee meeting about the £15,000.00 levied for youth provision, and the applicant's assertion that there was little room for any extra funding.
- 9.4 In light of the above, officers support the suggestion by the applicant and request that officers amend the 106 Agreement to comply with the above.

10. Conclusion

- 10.1 The submitted details are considered acceptable.

11. Recommendation

- A Grant Approval of details for Condition 3 attached to planning permission Ref. No. 07/00423/FUL.
- B Grant Approval of details for Condition 5 attached to planning permission Ref. No. 07/00423/FUL.
- C Grant Approval of details for Condition 15 attached to planning permission Ref. No. 07/00423/FUL.

12. Summary of the Reasons:

In deciding to grant approval of details, the Council has had regard to the relevant Policies of the Development Plan and all other relevant material considerations. Having weighed the merits of the proposal in the context of these issues, it is considered that approval of details should be granted. In reaching this decision the following Policies were relevant:

Adopted UDP (2007):

31: Streets, Character and Layout

32: Community Safety/Designing Out Crime

33: Building Scale and Design 39: Streetscape, Landscape & Public Realm Design.