BERMONDSEY 14/12/11

PLANNING COMMITTEE / COMMUNITY COUNCIL

CASE OFFICER REPORT RECORD SHEET

| Proposal (11-AP-3251) | Address | | |
|--|--|--|--|
| Redevelopment of the site involving the erection of a 4 storey building to provide 41 residential units (19x1 bed, 13x2 bed and 9x3 bed) including | LAND AT 34-42 GRANGE ROAD, LONDON, SE1 | | |
| 4 wheelchair accessible units, 2 off street disabled parking spaces, vehicular access from Crimscott Street, 57 cycle parking spaces and associated landscaping. | Ward Grange | | |
| Case Officer: Amy Lester | | | |
| Recommendation proposed by Case Officer: | | | |
| Signed | _ date | | |
| Recommendation cleared by Team Leader / Gr | oup Manager: | | |
| Signed_ Briller. | _ date30-11-11 | | |
| Recommendation cleared by Head of Developr | ment Management: | | |
| Signed | date | | |
| | - / Court Manager OB | | |
| Recommendation NOT cleared by Team Leade Head of Dev | r / Group Manager OR relopment Management | | |
| Signed | date | | |
| Reason Recommendation NOT agreed: | | | |
| | | | |
| | | | |
| Decision made by Blancing Committee / Committee | nunity Council | | |
| Decision made by Planning Committee / Comm | nunity Council | | |

| Item No. | Classification: | Date: 14/12/2011 | Meeting Name: Bermondsey Community Council | | | |
|-----------------------------------|---|---------------------|---|--|--|--|
| Report title: | Development Management planning application: Application 11-AP-3251 for: Full Planning Permission Address: LAND AT 34-42 GRANGE ROAD, LONDON, SE1 Proposal: Redevelopment of the site involving the erection of a 4 storey building to provide 41 residential units (19x1 bed, 13x2 bed and 9x3 bed) including 4 wheelchair accessible units, 2 off street disabled parking spaces, vehicular access from Crimscott Street, 57 cycle parking spaces and associated landscaping. | | | | | |
| Ward(s) or groups affected: | Grange | | | | | |
| From: | Head of Development Management | | | | | |
| Application : | Start Date 30/09/2 | 011 Appli | cation Expiry Date 30/12/2011 | | | |

RECOMMENDATION

- Subject to the applicant first entering into an appropriate legal agreement (at no cost to the Council) no later than 30th December 2011 planning permission be granted subject to conditions.
- In the event that the requirements of the above are not met by 30th December 2011, to refuse planning permission for the reasons set out under paragraph 83 of this report.

BACKGROUND INFORMATION

Site location and description

- 3 0.18ha vacant site located on southern side of Grange Road in the Grange area of the borough. Broadly rectangular in shape the site was formally used as a petrol filling station with two vehicular access points from Grange Road.
- The site is defined by its long northern boundary fronting Grange Road and its short eastern boundary fronting Crimscott Street. To the rear the site is predominantly bounded by the Mandela Way Preferred Industrial Location and flank elevation of no.1 Crimscott Street, a three storey dwellinghouse.
- To the west the site is bounded by a narrow strip of land fronting Page's Walk which is currently used for car parking and falls outside the control of the applicant.
- 6 Listed Buildings: Within close proximity of 44 & 45 Grange Road being Grade II Listed Conservation Area: Adjacent to Bermondsey Street CA

Archaeological Priority Zone (APZ): Bermondsey Lake APZ
Public Transport Accessibility Level (PTAL): 2
Controlled Parking Zone (CPZ)
Urban Density Zone
Air Quality Management Area

Details of proposal

- 7 This application seeks planning permission for the erection of a four storey building comprising 41 residential units.
- 8 19x1 bed, 13x2 bed and 9x3 bed (113 habitable rooms)
 - Density = 627hr/ha
 - 4 wheelchair accessible units
 - 2 off street disabled parking spaces
 - 57 cycle parking spaces

9 Schedule of accommodation:

| Unit no. | Combined Living Space | Kitchen | Living Room | Bed 1 | Bed 2 | Bed 3 | min. GIA |
|----------------------|-----------------------------|---------|----------------|---------|---------|--------|----------|
| A1, A5, A12, A18 | 24sqm | | 12 | 12.8sqm | - | - | 50sqm |
| A2, A8 | 24.6sqm | | - | 14.3sqm | - | | 50sqm |
| A3, A10, A16, A22 | 27.3sqm | | -1 | 12.7sqm | 12.2sqm | | 70sqm |
| A4, A11, A17, A23 | 24sqm | - | - | 12.1sqm | - | | 50sqm |
| A6, A13, A19 | 24sqm | | | 12.8sqm | - | - | 50sqm |
| A7, A14, A20 | | 8.1sqm | 19sqm | 12.1sqm | 12.1sqm | 7.7sqm | 86sqm |
| A9 | 24sqm | | | 12sqm | - | - 4 | 50sqm |
| A15, A21 | - | 8sqm | 20.7sqm | 12.6sqm | 12.3sqm | 7.6sqm | 86sqm |
| B1 | - | 8.7sqm | 23.1sqm | 15.9sqm | 10.5sqm | - 1 | 70sqm |
| B2 | - | 8.7sqm | 21.3sqm | 15.9sqm | 10.5sqm | | 70sqm |
| В3 | - | 8.4sqm | 21.5sqm | 16.6sqm | 9.6sqm | | 70sqm |
| B4 | - | 8.5sqm | 26.2sqm | 15.1sqm | 10.7sqm | 9.3sqm | 86sqm |
| B5, C2, C7 | 27.3sqm | | | 13.4sqm | 14.6sqm | • | 70sqm |
| B6, C3 | | 8.8sqm | 22.4sqm | 12.2sqm | 12.5sqm | 7.8sqm | 86sqm |