

LONDON BOROUGH OF SOUTHWARK

TP58/C

TOWN AND COUNTRY PLANNING ACT 1971-1972

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 and 1981

To: Argyll Group PLC,
c/o The Seymour Harris Partnership,
4, Greenfield Crescent,
Eggbaston, Birmingham,
B15 3BQ.

Case No: TP/2732-1/RW

Date: 2nd September 1984

The Council of the London Borough of Southwark, as the local planning authority within the meaning of the above-mentioned Act and Orders and in pursuance of their powers thereunder, HEREBY PERMIT the following undermentioned development:-

The redevelopment of 1-41 RYE LANE plus associated land to the rear, THE PECKHAM CONSERVATIVE CLUB, 5 and 7 HANOVER PARK, LONDON, SE15 by the erection of a supermarket (3200m²), 17 retail shops (totalling 4506m²) with integral glazed mall together with associated service areas, car park and formation of access.

in accordance with the application dated 16/11/84
and applicants' plans No. P-1 to 8 inclusive.

and plans register No. 1725-84

Such permission, however, is given subject to the following condition(s):-

1. The undermentioned details of the development shall be to the satisfaction of the Council:-

- a) the exact materials to be used on all external finishes, their colour and texture, including the pedestrian mall.
- b) the treatment and layout of all parts of the site not covered by buildings, (including service areas and car park), including the number, type and position of trees and shrubs to be planted, and all boundary walls, fences, or gates.
- c) the exact internal arrangement including materials to be used, street furniture and planting to be provided with the pedestrian mall.

2. Applications for approval of the matters reserved by Condition (1) shall be made to the local planning authority not later than two years from the date of this permission.

3. The development hereby permitted shall be begun not later than whichever is later of the following dates:-

- a) the expiration of two years from the date of this permission
- b) the expiration of two years from the final approval of the reserved last such matter to be approved.

4. Any trees and shrubs to be planted pursuant to Condition 1. b) above shall be planted in the first planting season following the completion to the building works. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within two years of planting shall be replaced by trees or

DATED this 2nd day of September 1984

T. B. Parker
Deputy Town Clerk

IMPORTANT - This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or rights of occupation of or entry on to the land to which it refers.

Your attention is drawn to the notes on the back of this form.

Any correspondence regarding this document should quote the case number and be addressed to:-

The Borough Planner, 30-32 Peckham Road, SE5 8PQ.

shrubs of similar size and species to those originally required to be planted.

5. The whole of the car parking accommodation shown on the drawings, and in compliance with Condition 1. b) above, shall be provided and retained permanently, and shall be used for no other purpose than car parking.
6. The whole of the service accommodation shown on the drawings, and in compliance with Condition 1. b) above, shall be provided and retained permanently, and shall not be used for any purpose other than service facilities for the retail units, and shall be kept clear of obstruction.
7. No school of motoring, or hiring, distribution, trading in or repairing or servicing of motor vehicles, or any other activity of a like nature shall take place or be carried out from the said car parking and service accommodation.
8. The shops shall not, except with the prior permission of the Council, be used for any purpose other than that specified by Class 1 of the Town and Country Planning (Use Classes) Order 1972.
9. The ancillary storage accommodation provided for the retail units shall not be occupied except by the occupier of the unit in question, and shall only be used in conjunction with and ancillary to the main use of the unit for retail purposes.
10. No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the site as shown on plan P.1.
11. The service areas and car park (provided in accordance with details submitted pursuant to Condition 1. b) shall be provided to the satisfaction of the Council.
12. The car park to serve the retail development shall be operated in accordance with a scheme that will discourage use by long term parkers, details of which scheme shall be submitted to and approved by the local planning authority before its use commences and thereafter shall be permanently operated in accordance with the scheme as approved.
13. The access between numbers 74 and 76 Peckham High Street should be limited to pedestrian access only, and shall not be used by vehicles.
14. Vehicles leaving the site should be directed to turn left only out of the site onto Hanover Park, and signs to this effect should be erected and maintained at the exit.

Reasons for the imposition of the Conditions:

1. In order that the Council may be satisfied as to the details of the proposal.
- 2&3 To comply with Section 42 of the Town & Country Planning Act 1971.
4. To ensure the retention of the trees and shrubs, in the interests of the amenities of the area.
- 5,6 To ensure the provision and permanent retention of the parking and service & 7 space, and to ensure that the use of the buildings does not add to traffic congestion.
8. To prevent the unauthorised use of the shops for any of the purposes specifically excluded from Class 1 of the said Use Classes Order.

9. To prevent the establishment of a separate non-conforming storage use on the site, which would be contrary to the Council's policy and could lead to traffic congestion.
10. To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises.
11. To ensure the provision and retention of car parking and servicing accommodation to avoid obstruction of the surrounding streets.
12. To ensure that the car park is used as a shopping car park in accordance with Council policy.
13. In order to comply with The Greater London Council's policy to restrict the number of accesses onto Metropolitan Roads.
14. So as to further the aims of limiting traffic using Rye Lane.

Further Information:

1. The Borough Engineer and Surveyor should be consulted regarding the paving out of redundant crossovers at the developers expense, the formation of new crossovers, and refuse collection which should conform with BS 5906.
2. The individual shopfront infills to be ground floor of shop units fronting Rye Lane and Hanover Park and any future extensions at first floor level requires separate planning permission.
3. Separate applications to this Council will be required for consent under the Town and Country Planning (Control of Advertisement) Regulations 1984 in respect of any proposed illuminated signs.
4. In the context of the Council's reservation of details for further consideration (Condition 1 of planning permission), you are asked to ensure that the design of the pedestrian walkway and materials should complement the proposed treatment of Rye Lane.

Robin Thompson

BOROUGH PLANNER