
RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr. T Ingram Southwark Council	Reg. Number	10-AP-2940
Application Type	Full Planning Permission	Case Number	TP/2229-163
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Replacement and / or repair of existing shopfronts and installation of awnings and roller shutters.

At: SHOP FRONTS AT 163,165,167,169,171,173,175,177,179,181 SOUTHAMPTON WAY, LONDON, SE5 7EJ

**In accordance with application received on 09/10/2010 08:07:34
and revisions/amendments received on 16/11/2010**

and Applicant's Drawing Nos. 1001_S2_07_001_A; 1001_S2_07_101_A; 1001_S2_07_201; 1001_S2_07_202;
1001_E2_07_501; 1001_S2_07_601; 1001_S2_07_602; 1001_S2_07_701

Design and Access Statement, Schedule of proposed works to shopfronts

Subject to the following condition:

- 1 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

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

1001_S2_07_202; 1001_E2_07_501; 1001_S2_07_601; 1001_S2_07_602; 1001_S2_07_701, Schedule of proposed works to shopfronts

Reason:

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

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan (2007) and SP12 'Design and conservation' of the Draft Core Strategy (2011).

- 4 The new roller shutters to be used in the implementation of this permission shall be of an open grate/perforated style as described and specified in the application and Design and Access Statement, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan (2007) and SP12 'Design and conservation' of the Draft Core Strategy (2011).

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

a] Saved Southwark Plan 2007:

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 3.14 (Designing out Crime) seeks to ensure that development in both the private and public realm is designed to improve community safety and crime prevention.

b] Draft Core Strategy 2011:

Policy SP1 (Sustainable Development) - Allowing more intense development for a mix of uses in the growth areas and making sure development makes the most of a site's potential and protects open space. Regenerating areas like Aylesbury, Elephant and Castle, Peckham, Old Kent Road, and Canada Water to very high standards.

Policy SP3 (Shopping, leisure and entertainment) - Defines a hierarchy of town and local centres which reflect their sizes and roles and the Council will direct large leisure and retail developments to town and local centres.

Policy SP10 (Jobs and Businesses) - Protecting existing business space and supporting the provision of around 400,000 sqm – 500,000 sqm of additional business floorspace over the plan period in the Bankside, Borough and London Bridge opportunity area, to help meet central London's need for office space. Protecting existing business floorspace and supporting the provision of around 25,000sqm - 30,000sqm of additional business floorspace to help meet general demand for office space in the following locations:

» The CAZ. » Town and local centres. » Strategic cultural areas. » Action area cores. » Camberwell Action Area. » On classified roads.

Policy SP12 (Design and Conservation) - Expecting development to preserve or enhance Southwark's historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens and scheduled monuments.

Policy SP13 (High environmental standards) - Setting high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. This includes making sure developments are designed to cope with climate conditions as they change during the development's lifetime.

c] Planning Policy Statements [PPS] PPS 1'Delivering Sustainable Development', PPS 4 'Planning for Sustainable Economic Growth' and PPS 5 'Planning and the Historic Environment'

Particular regard was had to the impact of the development on the character and appearance of the host building, the streetscene and the surrounding area that would result from the proposed development, where it was considered that the scheme would preserve the character of the buildings and the area and the setting of the nearby Listed Buildings. Regard was also had to the amenities of surrounding occupiers, where it was considered that there would be no significant harm arising and no adverse highway impacts. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.