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## RECOMMENDATION

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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.

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**Applicant** Mr & Mrs Fletcher  
**Application Type** Full Planning Permission  
**Recommendation** Grant permission

**Reg. Number** 11-AP-0287

**Case Number** TP/2074-17

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Demolition of rear extension, erection of new rear extension, roof conversion with new dormer extension to rear roof slope and new rooflights to side and rear roof slopes and the enlargement of existing basement all to provide additional residential accommodation.

**At:** 17 BURBAGE ROAD, LONDON, SE24 9HJ

**In accordance with application received on** 01/02/2011

**and Applicant's Drawing Nos.** 72/352/101 A & 72/352/105 received 01/02/2011  
72/352/102 B & 72/352/103 C received 24/03/2011

**Reasons for granting planning permission.**

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

a] The following saved policies of the 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 3.12 (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 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.16 (Conservation Areas) requires development to preserve or enhance the character and appearance of conservation areas.

b] Supplementary Planning Documents:

Residential Design Standards SPD [2008]

c] Core Strategy (2011):

Strategic Policy 12 - (Design and Conservation) requires development to achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. Also, it expects 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.

Strategic Policy 13 - (High Environmental Standards) expects development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.

d] The London Plan 2008 (Consolidated with Alterations since 2004):

Policy 4B.1 Design principles for a compact city

Policy 4B.8 Respect local context and communities

Policy 4B.11 London's built heritage

Policy 4B.12 Heritage conservation

e] Planning Policy Statements:

Planning Policy Statement 5: Planning for the Historic Environment

Particular regard was had to the impact of the development on the amenity of neighbouring properties and the design and appearance of the extension within the context of Stradella Road Conservation Area. It was considered that the impact of development would not have a materially harmful impact on the amenities of surrounding occupiers and would preserve the character and appearance of the application dwelling and Stradella Road Conservation Area. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

**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: 72/352/102 B & 72/352/103 C

Reason:

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

- 3 Prior to commencement of works, detailed drawings (at a scale of 1:5) of the frameless glazed bay windows hereby approved shall be submitted to and approved by the Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure the detail of the bays are in the interest of the design and appearance of the building and the character and appearance of the conservation area, in accordance with saved policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.16 'Conservation Areas' of the Southwark Plan (UDP) 2007, strategic policy 12 'Design and conservation' of the Core Strategy (2011) and PPS5 'Planning for the Historic Environment'

- 4 The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

i) 1m<sup>2</sup> sample panel of brickwork, mortar and pointing

Reason:

In order to ensure that the design and details are in the interest of the design and appearance of building and character and appearance of the conservation area in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment and 3.16 Conservation Areas of The Southwark Plan 2007.