
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 B Cook	Reg. Number	11-AP-1034
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/2301-21

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of two dormers at the rear and two rooflights to dwelling house (Use class C3)

At: 21 GILKES CRESCENT, LONDON, SE21 7BP

In accordance with application received on 01/04/2011 08:00:27

and Applicant's Drawing Nos. Site location plan; 191-100, 191-101, 191-102, 191-103, 191-104, 191-105, 191-106C, 191-107F, 191-108D, 191-109B, 191-110, 191-111A, 191-112 E; DESIGN AND ACCESS STATEMENT.

Reasons for granting planning permission.

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

- a] Strategic Policy 12 - Design and Conservation which requires the highest possible standards of design for buildings and public spaces and Strategic Policy 13 - High Environmental Standards which requires developments to meet the highest possible environmental standards of the Core Strategy 2011.
- b] Saved Policies 3.2 (Protection of amenity) which advises that permission will not be granted where it would cause a loss of amenity); 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design, 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments and 3.16 (Conservation Areas) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials, of the Southwark Plan (July 2007).
- c] Residential Design Standards SPD (2008).
- d] Dulwich Village Conservation Area Appraisal (2006)
- e] Planning Policy Statement 5 - Planning for the historic environment

Particular regard was had to the design of the scheme, its impact on the character and appearance of the dwelling and surrounding conservation area and its impacts on the amenity of the adjoining properties. It was considered that the scheme would not have any impacts that would be such that they would warrant refusal and accordingly, planning permission was granted, subject to conditions, as there are no, or insufficient, grounds to withhold consent on the basis of 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: 191-106C, 191-107F, 191-108D, 191-109B, 191-110, 191-111A, 191-112 E.

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 Strategic Policy 12 - Design and Conservation, Strategic Policy 13 - High Environmental Standards of The (Draft) Core Strategy 2011 and Saved Policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.16 'Conservation areas' of the Southwark Plan (2007).