
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	Shearings Holidays	Reg. Number	10-AP-2152
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/2561-325

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Replace 6 shop fronts with new timber double glazed units, new paving to front of shops and installation of 4 new seating planters. Demolish a section of existing garden wall; rendering, capping & decorating the remaining garden walls. Other refurbishment works to external fittings. Properties: 321, 323, 325, 327 and 329 Underhill Road and 135 Hindmans Road.

At: 325 UNDERHILL ROAD, LONDON, SE22 9EA

**In accordance with application received on 20/07/2010
and revisions/amendments received on 19/08/2010**

and Applicant's Drawing Nos. PM362-UNDR-100 Rev 01, PM362-UNDR-101 Rev 01, PM362-UNDR-200 Rev 01, PM362-UNDR -201 Rev 03, PM362-UNDR-300 Rev 01

Design and Access Statement

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 3.12 (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] Core Strategy 2011:

Policy SP10 (Jobs and Businesses) -seeks to increase the number of job in Southwark and create an environment in which business can thrive

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'

Particular regard was had to the impact of the development on the character and appearance of the host buildings, 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. 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.

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:

PM362-UNDR-200 Rev 01, PM362-UNDR -201 Rev 03, PM362-UNDR-300 Rev 01

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 Core Strategy 2011.