
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 M.J. Balfour Southwark Council	Reg. Number	11-AP-0296
Application Type	Council's Own Development - Reg. 3	Case Number	TP/2148-114
Recommendation	Grant permission		

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Replacement of existing single glazed crittal windows and French doors with double glazed PVC-u windows and French doors.

At: 114-118 CROFTON ROAD, LONDON, SE5 8NA

In accordance with application received on 02/02/2011

and Applicant's Drawing Nos. Site plan, 9045/3, 9045/4, 9045/7, 9045/8

Reasons for granting planning permission.

This planning application was considered with regard to various policies including those in the Draft Core Strategy, but not exclusively:

a] Core Strategy (April 2011)

Strategic Policy 12 – Design and conservation: Requires development to achieve the highest standard of design for buildings and public spaces, and to help create attractive and distinctive spaces.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

b] Saved Southwark Plan Policies [July 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.

c] London Plan (2011)

7.6 - Architecture

Particular regard was had to the impact on the appearance of the building and the use of upvc, but given that the building is not listed or in a conservation area, and is of modern construction, it was found that the appearance of the building and the area would be preserved. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Schedule

- 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: 9045/7 and 9045/8

Reason:

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

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