

---

## 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.

---

<b>Applicant</b>	Mr M. Misfud	<b>Reg. Number</b>	11-AP-1664
<b>Application Type</b>	Conservation Area Consent		
<b>Recommendation</b>	Grant permission	<b>Case Number</b>	TP/2315-300

---

### Draft of Decision Notice

---

#### **Conservation Area Consent was GIVEN to demolish the following:**

Demolition of the existing garages.

**At:** 300 LORDSHIP LANE, LONDON, SE22 8LY

**In accordance with application received on** 20/05/2011

**and Applicant's Drawing Nos.** HW162 P004 C, HW162 P005 C, HW162 P006 C, HW162 P007 B, Heritage Statement.

#### **Reasons for Conservation Area Consent.**

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

- a] The following saved policies of The Southwark Plan 2007 (July);
- Policy 3.15 – Conservation of the historic environment - seeks to protect the heritage assets throughout the borough.
  - Policy 3.16 – Conservation areas - seeks to protect the character and setting of conservation areas.
  - Policy 3.18 – Setting of listed buildings, conservation areas and world heritage sites - aims to protect the setting of the heritage assets throughout the borough.
- b] The following policies of The Core Strategy 2011 (April);
- Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.
  - Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards
- c] PPS5 - Planning for the Historic Environment.

Conservation Area Consent was granted 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 under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

- 2 The works of demolition hereby permitted shall not be begun until contracts have been entered into by the developer to ensure that the demolition is, as soon as possible, followed by the erection of the building permitted by the planning permission of [11/AP/1495] and the Local Planning Authority have given their agreement in writing to those contracts.

Reason

To ensure that premature demolition does not take place before development works start in order that the visual amenities of the area are safeguarded, in accordance with saved policy 3.16 Conservation Areas of the Southwark Plan (2008).