
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 P Carter The Incorporated Trustees of The Dulwich Estate	Reg. Number	11- <u>AP</u> -3850
Application Type	Full Planning Permission	Case Number	TP/2292-91
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of binstore to rear of shop, following demolition of single storey rear extension and disused stores in rear yard.

At: 91 DULWICH VILLAGE, LONDON, SE21 7BJ

In accordance with application received on 16/11/2011

and Applicant's Drawing Nos. Design Access And Heritage Statement, location plan and drawings 380 EX-00, 380 EX-01 Rev A, 380 EX-02 Rev A, 380 EX-03 Rev A, 380 GA-04 Rev A, 380 GA-05 Rev C, 380 GA-06 Rev C, 380 GA-07 Rev A, 380 GA-08.

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 and Strategic Policy 13 - High 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 and 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments of the Southwark Plan (July 2007).

Particular regard was had to the design of the scheme and its impact on the character of the Dulwich Village Conservation Area, and the amenity of the adjoining property. It was considered that the scheme would not have 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:

380 GA-04 Rev A, 380 GA-05 Rev C, 380 GA-06 Rev C, 380 GA-07 Rev A, 380 GA-08.

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 unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

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' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.