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## RECOMMENDATION

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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.

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**Applicant** Ms Emma Bardwell  
**Application Type** Full Planning Permission  
**Recommendation** Grant permission

**Reg. Number** 11-AP-4051

**Case Number** TP/2590-1

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Loft extension with front rooflights and rear dormer window extension, and construction of side extension on ground, first and second floor levels; providing additional residential accommodation for dwellinghouse.

**At:** 2 MILO GARDENS, MILO ROAD, LONDON, SE22 8LU

**In accordance with application received on** 02/12/2011 08:01:45

**and Applicant's Drawing Nos.** Design Report Rev A, Site Plan

Plans:- EX 01, EX 02, EX 03, EX 04, EX 05, EX 06, EX 07, EX 08, EX 09  
PR01 A; PR02 A; PR03 A; PR04 A; PR05 A; PR06 A; PR07 A

**Reasons for granting permission.**

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

Strategic policies of the Core Strategy 2011

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

Saved policies of the 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 and 3.16 'Conservation Areas' which seeks to protect the character and appearance of the designated area.

Planning Policy Statements [PPS] and Guidance Notes [PPG]

PPS5 Planning and the historic environment

Particular regard was had to the scale of the proposed extensions and the impact upon the Dulwich Village Conservation Area. However, it was considered that the proposal would complement the site and adequately preserve the character and appearance of the conservation area. Given the existing situation it was considered that there would be no significant harm upon the neighbouring properties. 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:

PR01 A; PR02 A; PR03 A; PR04 A; PR05 A; PR06 A; PR07 A

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.