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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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<b>Applicant</b>	Dr D Wong	<b>Reg. Number</b>	12/AP/2247
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2549-33
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Erection of a two storey rear extension, replacement of pitched roof with a flat roof with glazed panels and roof lights; alterations to the elevations consisting of white render to first floor level, timber cladding at ground floor level, installation of new fixed glazing, sliding and glazed doors to the rear elevation and rotating shutters to glazing at first floor level on the southern elevation.

**At:** 33 ALLEYN PARK, LONDON, SE21 8AT

**In accordance with application received on** 10/07/2012 08:01:44

**and Applicant's Drawing Nos.** Design And Access Statement, 190/Rev/A, 200/Rev/A, 201/Rev/A, 202/Rev/A, 210/Rev/A, 211/Rev/B, 212/Rev/A, 300/Rev/A, 301/Rev/A, 302/Rev/A, 303/Rev/A, 310/Rev/B, 311/Rev/A, 312/Rev/A, 313/Rev/B, 410/Rev/A, 411/Rev/A, 901/Rev/C, 903.  
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 Policies 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity and 3.12 (Quality of Design) which states that developments should achieve a high quality of both architectural and urban design.
- b] 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.
- c] Section 7: Requiring good design of the National Planning Policy Framework 2012.

Particular regard was had to the impact of the proposed works on the adjacent residential properties, and the design of the proposed works. However, it was considered that no harmful impacts would result. 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:

210/Rev/A, 211/Rev/B, 212/Rev/A, 310/Rev/B, 311/Rev/A, 312/Rev/A, 313/Rev/B, 410/Rev/A, 411/Rev/A, 901/Rev/C, 903.

Reason:

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

## Appendix 3

- 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.

### Informative

This application granted is subject to the Mayoral Community Infrastructure Levy. The Liability Notice issued by Southwark Council will state the chargeable floor space and current rate. The relevant parties will need to submit an Assumption of Liability Notice and a Commencement Notice to Southwark Council prior to Commencement. There are a number of legal requirements for the relevant parties to adhere to. For more information on this see the DCLG website at

<http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>