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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>	SOUTHWARK COUNCIL	<b>Reg. Number</b>	13/AP/0683
<b>Application Type</b>	Council's Own Development - Reg. 3	<b>Case Number</b>	TP/1460-B
<b>Recommendation</b>	Grant permission for limited period		

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### Draft of Decision Notice

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

Installation of a modular building comprising two classrooms and toilets on land to north of former Lant Street to serve Charles Dickens School.

**At:** CHARLES DICKENS PRIMARY SCHOOL, LANT STREET, LONDON, SE1 1QP

**In accordance with application received on** 13/03/2013 12:05:15

**and Applicant's Drawing Nos.** 1301.4/PL/001, 002, 003, 101, 103, 105, 106, 107, 108, 109, (Drawings showing previously approved scheme 1301.4/PL/102 and 104) Contamination assessment report February 2013, Groundsure Environsight report Jan 8 2013, Groundsure Radoncheck Jan 8 2013 and Design and Access Statement.

#### 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: 130.1.4/PL/103, 105, 106, 107, 108, and 109

Reason:  
For the avoidance of doubt and in the interests of proper planning.
- 3      The building hereby permitted shall not be retained after 1 October 2020 on or before which date the building shall be removed from the site.

Reason  
The type of building is not such that the Local Planning Authority would approve other than for a limited period, having regard to its temporary design, in accordance with Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.
- 4      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.
- 5      No roof plant, equipment or other structures shall be placed on the roof or canopy of the building hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In the interests of the appearance and design of the building and the amenity of adjoining occupiers in accordance with Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity, 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 6 The high level windows on the northern (rear) elevation of the building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

**Reason**

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises in Isaac Way from undue overlooking in accordance with Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 7 No construction work shall take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays and no work shall take place on a Sunday or Bank Holiday.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**Statement of positive and proactive action in dealing with the application**

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance. The local planning authority delivered the decision in a timely manner