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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>	Mr S. Platts Southwark Council	<b>Reg. Number</b>	13/AP/1768
<b>Application Type</b>	Conservation Area Consent	<b>Case Number</b>	TP/2522-E
<b>Recommendation</b>	Grant permission		

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**Draft of Decision Notice**

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

Demolition of the existing Nursery building at 5 Nunhead Green and demolition of the existing Nunhead Green Community Centre comprising 13-14 Basswood Close and 56/a Nunhead Lane.

**At:** LAND BOUNDED BY SCYLLA ROAD, NUNHEAD GREEN AND NUNHEAD LANE AND LAND BOUNDED BY NUNHEAD LANE, LINDEN GROVE AND CANDLE GROVE, LONDON SE15

**In accordance with application received on** 03/06/2013

**and Applicant's Drawing Nos.** 132\_A\_GA\_000 B, Design and Access/Heritage Statement as submitted for 13/AP/1767.

**Subject to the following three conditions:**

**Time limit for implementing this permission and the approved plans**

- 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 development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:132\_A\_GA\_000 B

Reason:

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

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 3 Prior to any demolition works taking place, a landscaping plan to show the treatment of the site in the interim period between demolition and construction shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme approved shall be implemented and retained as such until construction works commence.

Reason

To minimise the impact of the demolition on the local area and to prevent the sites becoming gap sites in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design in the Southwark Plan 2007.