
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 S. Thanu Arcci Designs	Reg. Number	13/AP/0979
Application Type	Full Planning Permission	Case Number	TP/1195-B
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of an extension at third floor level and first/second floor level extensions: providing additional residential accommodation to existing residential units and creation of a new self contained studio residential unit in the new third floor, with associated elevational alterations.

At: 109 KINGLAKE STREET, LONDON, SE17 2RD

**In accordance with application received on 03/04/2013
and revisions/amendments received on 17/09/2013**

and Applicant's Drawing Nos. AD/13/KIN109/EXT/RESPL08 1 of 9, AD/13/KIN109/EXT/RESPL08 2 of 9, AD/13/KIN109/EXT/RESPL08 3 of 9, AD/13/KIN109/EXT/RESPL08 4 of 9, AD/13/KIN109/EXT/RESPL08 5 of 9, AD/13/KIN109/EXT/RESPL08 6 of 9, AD/13/KIN109/EXT/RESPL08 7 of 9, AD/13/KIN109/EXT/RESPL08 8 of 9, AD/13/KIN109/EXT/RESPL08 9 of 9 - Existing and Proposed roof plan, AD/13/KIN109/EXT/RESPL08 9 of 9 - Location Plan. Design and Access Statement.

Subject to the following six 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 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: Design and Access Statement, AD/13/KIN109/EXT/RESPL08 3 of 9, AD/13/KIN109/EXT/RESPL08 4 of 9, AD/13/KIN109/EXT/RESPL08 7 of 9, AD/13/KIN109/EXT/RESPL08 8 of 9, AD/13/KIN109/EXT/RESPL08 9 of 9 - Existing and Proposed roof plan.

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 Before any work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities as approved shall be provided prior to first occupation of the new accommodation and retained thereafter.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be

submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 4 Before the first occupation of the new residential unit hereby permitted, the refuse storage arrangements shown on the approved drawing AD/13/KIN109/EXT/RESPL08 Page 3 of 9 shall be provided and made available for use by the occupiers of the [dwellings/premises] and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 5 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.

- 6 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 ¿ Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts 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 and written guidance, all of which is available on the Councils website and offers a pre planning application advice service. There have been some previous applications submitted and the scheme has taken into account the issues previously raised and now complies with guidance and no pre application discussions were entered into.